



# **HERTSMERE**

## **LOCAL PLAN**

**Green, sustainable growth: Towards 2040**



### **Draft Housing and Economic Land Availability Assessment (HELAA)**

**2024**

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Draft

### **Important information – please read**

**The Housing and Economic Land Availability Assessment (HELAA) is a technical study prepared to inform the Council’s local planning framework. The assessment and identification of sites has no status in formally allocating land for future development and will not be treated as a material consideration in any future decision that the Council makes on individual planning applications.**

**The purpose of the HELAA is to quantify the future supply of housing and employment land. It does this through assessing sites with future development potential. It is not a statement of policy and does not allocate sites to be developed. This is the role of the Local Plan.**

**The identification of potential development sites within the HELAA as deliverable does not oblige or mean that the Council will grant planning permission for development. All planning applications will continue to be considered against the appropriate policies in Hertsmere’s local planning framework and any other material considerations. The inclusion of potential housing and employment sites within the study does not preclude them from being developed for other purposes.**

The contents of this report are based on the Council’s views at the time of the study and an assessment of deliverability, having regards to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Circumstances or assumptions may change. This may mean that sites come forward sooner or later than originally envisaged. The HELAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time.

The information published as part of the HELAA is based on information available at the time of the study, much of which is supplied by landowners or their representatives. As such, there may be some omissions and/or factual inaccuracies, for which the Council does not take liability. Therefore, readers of this report will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their merits at the time of the planning application, rather than on the information contained within the HELAA. Likewise, some of the identified constraints may have changed since the information was compiled. Issues may arise during the course of a detailed planning application that could not be or were not foreseen at the time of the assessment.

Generally, in relation to sites promoted for residential development, the capacity of a site in the study either relates to the number of dwellings granted in an unimplemented planning permission (where applicable) or is an estimate based on the methodology contained within the HELAA. However, the site capacities in the study do not preclude densities being increased or decreased on sites, nor does it mean that the densities envisaged within the assessment would necessarily be appropriate. Appropriate densities would need to be assessed through the planning processes when a planning application is submitted. Further technical work to be undertaken as part of the preparation of the Local Plan may also indicate that sites, or parts of sites, are not deliverable. Conversely, changes to constraints affecting a site or additional evidence submitted may, in due course, result in sites currently considered to be unsuitable, unavailable and/or unachievable to be deliverable in the future.

## 1. Executive Summary

- 1.0 This Housing and Economic Land Availability Assessment (HELAA) is a technical study that provides an overview of Hertsmere’s housing and economic land supply to meet the borough’s future development needs. The previous HELAA was produced in 2019.
- 1.1 The methodology for the housing-related elements of this report broadly reflects that used in 2019 but it is recognised that there have been some changes to the policy context within which it is prepared. The National Planning Policy Framework (NPPF) has been updated several times, most recently in 2023, whilst national policy guidance exists in the form of the Government’s [Housing and Economic Land Availability Assessment Guidance](#) (the PPG), most recently updated in 2019. The updated methodology was issued for consultation in 2022, alongside a Call for Sites, although no comments were submitted in relation to the methodology. A number of further amendments have since been made but the methodology is substantively the same as that which was issued in 2022.
- 1.2 This report concludes that in the existing policy context, potential residential yield (comprising HELAA sites and other sources) for the five year period beginning 1 April 2023 is estimated to be 4,022 units, at a baseline density of 30dph<sup>1</sup> and 4,909 units at a baseline of density of 40pdh. This includes a limited number of sites promoted since 1<sup>st</sup> April 2023.
- 1.3 Were changes to the policy context to result in green belt sites being released for development, the total potential residential yield for the 15 year period beginning 1 April 2023 would be an estimated 25,475 units at 30dph and 32,447 at 40dph. Other policy changes, such as de-designating some existing employment areas, would increase this figure further.
- 1.4 By settlement, Borehamwood continues to have the largest urban capacity, followed by Bushey and Potters Bar. Sources of supply are summarised in Table 1 below.

<b>TABLE 1: 15 year land supply</b>			
		30dph baseline	40dph baseline
Planning permissions	Schemes not yet commenced	404	404
	Schemes under construction	382	382
Prior notification process	Schemes not yet commenced	131	131
	Schemes under construction	56	56
Identified sites	Current Local Plan allocations (without planning permission)	57	57
	Other HELAA sites (under current policy context)	1,599	2,486
	Other HELAA sites (under alternative policy context)	23,052	30,024
Windfall		1,380	1,380
Empty homes		70	70
		<b>Total net yield (current policy context)</b>	<b>4,079</b>
		<b>Total net yield (alternative policy context)</b>	<b>25,475</b>
			<b>32,447</b>

Note: Identified sites includes sites promoted after 01/04/2023

<sup>1</sup> Site capacities in this report are derived from a baseline density which may then subsequently increase through site or location-specific multipliers. See paragraphs 2.45 and 3.4 for more details.

1.5 Over the next 15 years, within the current policy context, the majority of Hertsmere’s new class B employment floorspace<sup>2</sup> would be provided within the locations identified below; it is recognised that additional sites exist with the potential to be brought forward for employment development, outside of these locations, including currently safeguarded employment land, existing consented schemes and land promoted through the Call for Sites.

- Centennial Park, Elstree
- Cranborne Road Employment Area, Potters Bar
- Elstree Way Employment Area, Borehamwood
- Otterspool Way Employment Area, Bushey
- Station Close Employment Area, Potters Bar
- Stirling Way Employment Area, Borehamwood
- Various designated Locally Significant Employment Sites

## Development Context

1.6 Almost 80% of Hertsmere is designated as Green Belt land, with the built-up areas of Borehamwood, Bushey, Radlett, Potters Bar and parts of Elstree Village and Shenley comprising the remainder. Although located within the Green Belt, the villages of South Mimms, Aldenham, Letchmore Heath, Patchetts Green, Ridge and parts of Elstree and Shenley Village also contain limited areas of previously developed land that contribute to the housing stock of Hertsmere.

1.7 During the year 2022/23, a net total of 111 new dwellings were added to the existing housing stock. As at 1 April 2023, construction of 438 dwellings had commenced with a further 535 dwellings, with planning permission or prior notification/approval, yet to commence development. Previously developed land remains the borough’s main source of sites for new housing under the Council’s current planning policy context. The strength of the local housing market and continued churn of sites within existing built up areas, mean that previously developed land will continue to play an important role in future housing supply.

1.8 It is expected that a significant level of housing will continue to be delivered in Borehamwood through redevelopment of remaining sites within the Elstree Way Corridor, which was previously designated as a national Housing Zone and through which remaining sites have the potential to deliver 799 units at a 30dph baseline and 1498 units at 40dph baseline. However, the supply of new flats through the conversion of office buildings, under permitted development rights, is likely to be limited following the introduction of Article 4 Directions across most of the designated employment areas in the borough.

## Policy Context

1.9 Since publication of the previous HELAA in 2019 there have been significant changes to both national and local policy.

### National Planning Policy Framework

1.10 The [National Planning Policy Framework](#) (NPPF), which replaced all previous national planning policy documents in 2012, was updated in 2023. The NPPF requires that Local Planning Authorities (LPAs) should:

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<sup>2</sup> The schedule of use classes can be viewed at [www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](http://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

- Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

(paragraph 69, NPPF)

- Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

(paragraph 72, NPPF)

#### Planning Practice Guidance

- 1.12 [Planning Practice Guidance](#) in relation to the production of a HELAA was initially published in 2014 with updates issued in 2018. The overall [methodology approach](#) and associated stages for producing such assessments has not changed but updated guidance has been introduced in relation to the 5 year land supply and new Housing Delivery Test.

#### Core Strategy

- 1.13 The Hertsmere [Core Strategy](#) was adopted by the Council in 2013. Policy CS1 (The Supply of New Homes) specifies that the Council will make provision for at least 3,900 additional dwellings within the District between 2012 and 2027, a development rate of a minimum of 266 dwellings per year.

#### Elstree Way Corridor Area Action Plan (AAP)

- 1.14 The [Elstree Way Corridor AAP](#) was adopted by the Council in 2015. The renewal of the Elstree Way Corridor formed a key component of housing supply in the Core Strategy and the AAP identifies the policy to guide development of the area. The Elstree Way Corridor was previously designated by the Homes and Communities Agency (now Homes England) as a national Housing Zone to support the AAP's vision of delivering 1,000 – 1,500 across the area as a whole including 800 units within an identified Opportunity Area.

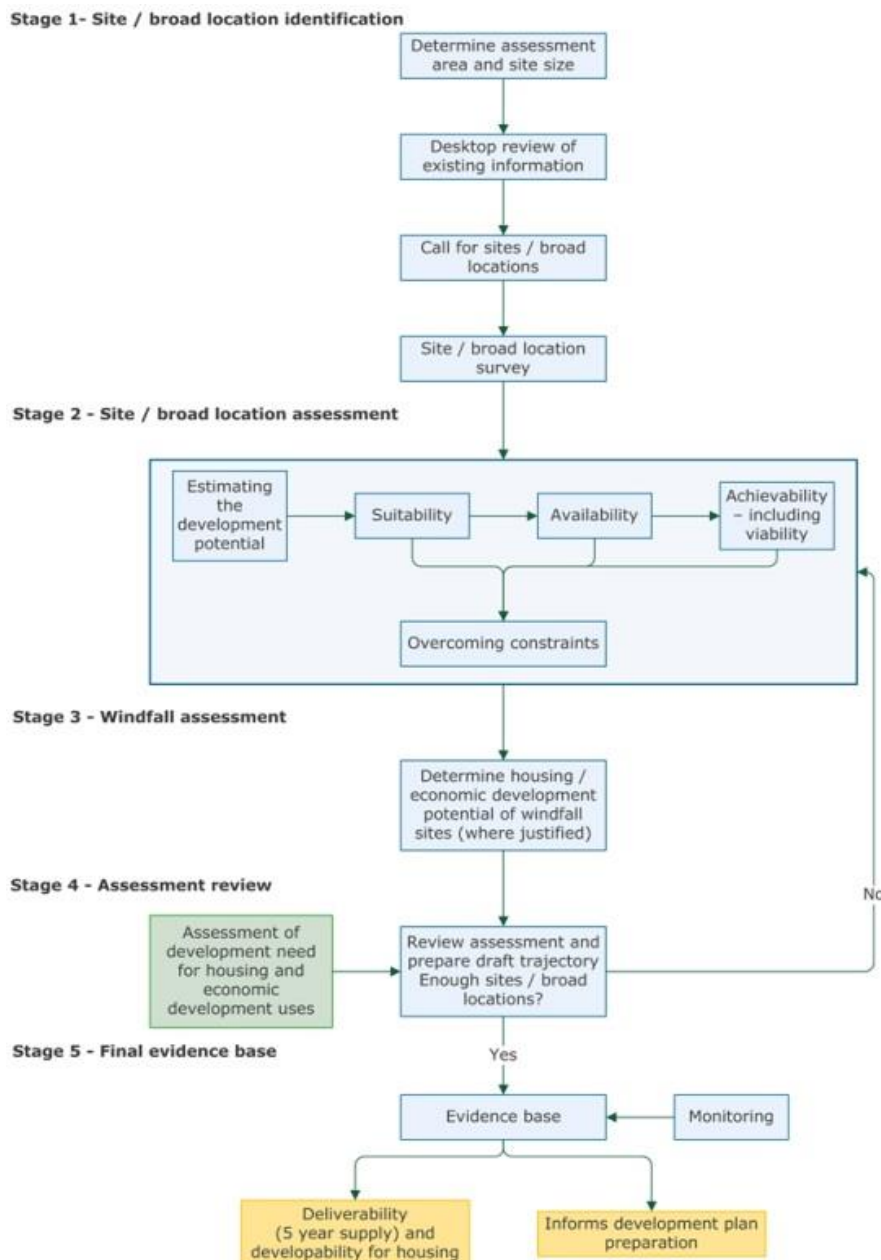
#### Site Allocations and Development Management (SADM) Policies Plan

- 1.15 The Council adopted its [SADM Policies Plan](#) in 2016. This included details of housing land supply in relation to the Core Strategy housing requirement, based on the 2015 HELAA. A number of sites were allocated in the Plan under Policy SADM1 which were identified as suitable for the delivery of 654 units, with 92 units on town centre sites under Policy SADM43. A large proportion of the sites identified have either been built out, are under construction or have secured detailed planning consent.

## 2. Methodology

- 2.1 The Housing and Economic Land Availability Assessment (HELAA) is used by Hertsmere Borough Council to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.
- 2.2 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) require Local Planning Authorities to identify a future supply of land which has potential to accommodate housing and economic development to meet the identified needs for these uses. In order to meet these requirements, an assessment should:
- Identify sites and broad locations with potential for development;
  - Assess their development potential and suitability; and
  - Assess the likelihood of development coming forward (the availability and achievability)
- 2.3 The PPG sets out five main stages to preparing a HELAA, illustrated in Figure 1 below.

**Figure 1: HELAA Methodology, Strategic Housing Land Availability Assessment Practice Guidance**





### **Stage 1: site/broad location identification**

#### **Geographical area covered**

- 2.4 The assessment covers the whole borough of Hertsmere, which lies within the SW Hertfordshire strategic housing and functional economic market areas.

#### **Other parties involved**

- 2.5 In line with the duty to cooperate, other local planning authorities in the SW Hertfordshire SHMA and FEMA, together with other neighbouring authorities, have been engaged in the preparation of the Local Plan preparation.
- 2.6 The following bodies have been specifically engaged in the HELAA process:
- Developers, land owners and promoters of land
  - Local property agents
  - Local Enterprise Partnership
  - Local interest groups
  - Businesses and business representative organisations
  - Parish and town councils
  - Other public and statutory bodies

A complete list of those invited to comment on the HELAA methodology and to submit sites to the call for sites is available on request.

#### **Size of site and broad locations**

- 2.7 Sites and broad locations capable of delivering 10 or more dwellings or 0.25ha/500 sq m of economic development have been considered for inclusion in the HELAA. Sites have been identified without reference to the amount of land for development needed.

#### **Types of site**

- 2.8 In line with the guidance in the PPG, sites with policy constraints were included in the initial list of those to be considered for inclusion in the HELAA as part of four scenarios against which sites are being assessed:
1. Current policy framework with baseline density of 30dph and 2019 HELAA density multipliers.
  2. Current policy framework reflecting baseline density of 40dph and density uplift in central/accessible locations
  3. Alternative policy framework involving green belt boundary review, with baseline density of 30dph and 2019 HELAA density multipliers
  4. Alternative policy framework involving green belt boundary review, with baseline density of 40dph and density uplift in central/accessible locations
- 2.9 Only a very limited number of policy constraints has led to exclusion of sites from consideration prior to Stage 2 site/broad location assessment. This includes designations which are made through external agencies and where this would very clearly preclude development from taking place on a site.

2.10 In identifying the list of sites/locations to be considered for assessment account has been taken of the guidance in the PPG, and where relevant sites in the following categories are being included:

- Existing Local Plan allocations (including safeguarded land) without planning permission
- Sites previously promoted for development since 2017 through calls for sites and included in the previous HELAA, unless the promoter has indicated they are no longer available
- Sites identified through the preparation of and public engagement on the Regulation 18 Draft Local Plan (2021) which are not included in the current Local Plan
- Development briefs without planning permission
- Refused, withdrawn and lapsed planning applications (since the 2019 HELAA update)
- Land in Local Authority ownership or subject to the plans of Hertfordshire County Council, Government, NHS, police, fire, utilities providers, statutory undertakers (as indicated through the call for sites)
- Surplus public sector land
- Vacant and derelict land and buildings
- Additional opportunities in established uses e.g. under-used garage blocks
- Business requirements
- Sites in rural areas
- Redevelopment of existing residential or economic areas
- Sites in and adjoining rural settlements and rural exception sites
- Urban extensions
- Free standing settlements
- Any other sites as judged appropriate by officers

2.11 Where sites already have planning permission or Prior Approval, they are included in the HELAA but further detailed site assessments are not considered necessary unless other information suggests this to be required. A complete list of sources of sites suggested in the NPPG is at Appendix 2

#### **Call for Sites**

2.12 Stakeholder input plays a key role in the delivery of a robust HELAA evidence base. As part of the HELAA process, a number of calls for sites have been issued, including the 2017 Call for Sites, the 2021 Call for Employment Sites and a further, full Call for Sites in 2022 which had a particular focus on identifying further brownfield sites. These were publicised extensively at the time including through directly approaching landowners and other stakeholders, on the Council's website, via press releases and, in the case of the 2017 Call for Sites, via a newsletter which was circulated to all residents in the borough.

2.13 Other public engagement events have also taken place as part of the Local Plan process, and have resulted in additional sites being submitted for consideration. This includes the Issues and Options consultation (2017), Potential Sites for Housing and Employment (PSHE) consultation (2018) and public engagement on the Regulation 18 Draft Local Plan (2021).

2.14 A new call for sites was undertaken in autumn 2022 with a particular emphasis on identifying and maximising the use of previously developed land in the borough. A HELAA questionnaire is available on the website and those submitting sites for consideration are

required to complete the questionnaire and provide a site plan with the site boundaries clearly indicated. A copy of the questionnaire is attached at Appendix 6.

#### **Desktop identification of urban brownfield sites**

- 2.15 In addition to the call for sites process and consultation with outside bodies, a detailed assessment was carried out by officers to explore opportunities for sites within urban areas, which have not been submitted by the landowner.
- 2.16 Sites were identified through a desktop review utilising a combination of assessing maps, aerial photographs and online street photography. The identification of sites was conducted on a 'policy off' basis consistent with potential sources of sites include:
- Vacant and derelict land and buildings including empty homes, redundant and disused buildings
  - Under established uses or under-utilised sites such as garage blocks and car parks
  - Public sector land
- 2.17 As part of the site identification process, some areas were not considered in the identification of brownfield sites and were discounted from the exercise (although those sites, if submitted through a Call for Sites, have been assessed elsewhere in the HELAA):
- Allocated Employment Land
  - Open Spaces
  - Education Sites
  - Community Infrastructure

#### **Site and broad location survey (a)**

- 2.19 Conflict with a limited range of national policies and designations will exclude sites from further assessment unless robust technical evidence is provided to demonstrate that any designation requires review:
- SSSI, Wildlife Sites and Local Nature Reserves and Regionally Important Geological Sites – locating housing or employment development on these sites could result in the loss of significant protected species, habitat, visual amenity and/or areas of general scientific interest.
  - Historic Parks and Gardens, Scheduled Ancient Monuments, Historic Battlefields and Sites of Archaeological Interest - housing or economic development on these types of sites would compromise the amenity value and/or historic value of such sites.
- 2.20 Sites and broad locations are generally not excluded at this stage on the grounds of being located within the Green Belt (as identified in the current, adopted Local Plan), or within Flood Zone 3 (as identified in the latest Strategic Flood Risk Assessment). This is because
- Green Belt: given the quantum of new development that is likely to be required in the next 15 years there may be a need to identify some sites that are currently in the Green Belt for development
  - Flooding: some sites could come forward that may be partially developable based on detailed site specific analysis and modelling and the location of built development within the overall site boundary; where a majority of a site is located within Flood Zone 3, however, the HELAA treats this as an absolute constraint.

- 2.21 The NPPF has broadened the sources of flood risk which need to be considered when assessing sites and a separate Strategic Flood Risk Assessment (SFRA) is being undertaken including, a sequential test approach where sites justify such an approach. The HELAA has grouped sites into four levels of flood risk covering fluvial, surface water and reservoir flood risk and pending the completion of the SFRA and

<b>Flood risk site coverage other than FZ1</b>	<b>Overall approach</b>
<b>0%</b>	Site has no flood risk and so this is not a constraint to development.
<b>0.01% to 5%</b>	Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk.
<b>6-40 %</b>	Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.
<b>41 - 100%</b>	Site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.

- 2.22 It is acknowledged that footnote 7 of the NPPF includes both Green Belt and other designations including SSSIs. The NPPF does, however, at paragraphs 145 and 146, allow for the alteration of Green Belt boundaries where exceptional circumstances are fully evidenced and justified. Since 2016 a number of technical Green Belt assessments have been undertaken which can be viewed on the Council's website:
- Green Belt Stage 1 assessment (2016)
  - Green Belt Stage 2 assessment (2019) and additional sites (2020)<sup>3</sup>
  - Green Belt Stage 3 assessment – Washed over villages (2020)
  - Green Belt Stage 4 assessment – Inset Village Boundary (2021)

### **Stage 2: Site/broad location assessment**

- 2.23 To enable a preliminary judgement to be made about whether a site or broad location can be considered deliverable or developable over a plan period, its suitability, availability and achievability has been assessed. For those sites/areas judged to be suitable, available and achievable, an assessment of their development potential enabled their potential contribution to meeting housing and employment land needs over the plan period to be identified. A combination of desk based and where required, site survey work was used.
- 2.24 Sites assessed in the previous HELAA were reviewed to ensure the information is up to date; they were not however subject to site visit and a full new assessment unless there was evidence that circumstances pertaining to the site have changed significantly and/or site promoters have submitted any significant new information.

<sup>3</sup> The assessment of a limited number of additional sub-areas was commissioned in early 2024 due to the promotion of some new locations within the 2022 Call for Sites. Once completed, this will be published on the Council's website.

- 2.25 Where sites already had planning permission (or consent subject to s106), site assessments were not considered necessary as planning permissions provide a high degree of certainty in terms of yield. Sites were taken as being available deliverable and achievable unless other information suggests that they should be reassessed. Sites which have only been or are currently subject to a pre-application, which are ordinarily treated as confidential, were only considered within the HELAA process where the applicant agreed that information about the site and its availability can be reported publicly.

#### **Site and broad location survey (b)**

- 2.26 A pro-forma to enable assessment and survey work to be undertaken in an integrated way was produced and is attached at Appendix 1. New HELAA sites have been surveyed and assessed using this pro-forma which is broadly similar to that used in previous HELAAs.
- 2.27 A desk based initial assessment of the potential contribution to housing and economic land supply of each site/broad location was undertaken prior to undertaking any site visit. The site visit (where required) enabled existing information about the site to be confirmed/corrected and for any questions arising during the process of assessing suitability, availability and achievability in relation to the potential development of any site (see paragraphs 3.7ff below) to be checked at the same time.
- 2.28 The site survey included recording/checking the following information:
- Site size
  - Site boundaries
  - Site location
  - Current land-use(s)
  - Surrounding land use(s)
  - Character of surrounding area
  - Physical constraints (e.g. access, steep slopes, evidence of flooding, natural features of significance, pylons, trees)
  - Potential environmental constraints
  - Development progress (e.g. ground works completed, number of homes started and number of homes completed)
  - Initial assessment of whether the site is suitable for a specific use or a mixed-use development

As well as ensuring that up to date information has been captured, a site survey assisted with:

- Firming up on appropriate type/scale of development
- Firming up on deliverability, any barriers and how to overcome them
- Identifying any further sites nearby with potential for development

#### **Assessment**

- 2.29 Sites were assessed for their suitability, availability and achievability. Where constraints were identified, action that would be needed to address these will be considered. This was to enable a realistic assessment to be made of the potential type and quantity of development that could be delivered on each site/broad location and in what timescale (1 to 5yrs, 6 to 10yrs, or 10 to 15yrs).

### **Assessing Suitability**

2.30 In accordance with national policy and guidance, a site was considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. The suitability of a site was guided by:

- Existing and emerging local plan policy and national policy.
- Market and industry requirements
- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- Potential impacts including the effect on landscapes including landscape features, nature and heritage conservation
- Appropriateness and likely market attractiveness for the type of development proposed
- Environmental/amenity impacts experienced by potential occupiers and neighbours

2.31 Policy constraints may ultimately affect the quantum of development that a particular site can reasonably deliver under current planning policies. Where there is a clear prospect that relevant policies in the new Local Plan may change and affect the status of the site/location in policy terms e.g. the current designation of a site no longer reflects development which has since occurred on that site, this has been taken into account.

### **Assessing Availability**

2.32 An available site is one where based on the best information available there is confidence that there are no legal or ownership impediments to development e.g. multiple ownerships, ransom strips, tenancies, or operational requirements of landowners. This will often mean that the land is owned by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

2.33 Where problems were identified, an assessment has been made as to how and when they can realistically be overcome. The delivery record of the developer or landowner concerned, and planning history of the site may also be taken into account in assessing availability. The current use of the site may also affect its availability during the Plan period – e.g. a quarry with 10 years' worth of resource still to be extracted may not be developable until years 11-15 or beyond.

2.34 Where sites were considered potentially suitable for development but there has been no recorded contact since a site was first promoted through the 2017 Call for Sites, the HELAA may identify it as being developable beyond the plan period i.e. years 16+. This would only occur where there is no record of any of the following: information submitted through subsequent calls for sites; additional technical information submitted in the intervening period; meetings with Council officers; representations on subsequent Local Plan consultations; planning applications/pre-applications. Parties who previously promoted those sites may choose to contact the Council to have them reconsidered as being available within the plan period.

### **Assessing Achievability**

- 2.35 An achievable site is one where there is a reasonable prospect that the type of development proposed will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.
- 2.36 The viability of a site will depend on a range of factors including the quantum of development which can be accommodated and the cumulative development costs (including any planning obligations/CIL) while ensuring an appropriate site value for the land owner and an appropriate return for the developer. Demand for housing in Hertsmere remains very high with a buoyant housing market reflected in median property prices increasing by over 25% in the last five years. Therefore, for the purposes of the HELAA, where land has been actively promoted for development or it has planning permission or is allocated in an existing plan, there is an overall assumption that a site is capable of being viable. Detailed viability testing will be carried out in due course, where required, for the type of site typologies that would be considered for allocation in the plan.

### **Constraints**

- 2.37 Where the above assessments identify constraints to development, the actions needed to enable sites to be delivered may include:
- Consolidating ownerships
  - Investment in infrastructure
  - Environmental improvement
  - Changes to emerging development plan policy

### **Timescale – Deliverable/Developable**

- 2.38 The following information has been used to estimate the timescale within which each site/location is likely to be developed:
- Suitability, availability, achievability and constraints
  - Lead-in times for development proposed
  - Build-out rates for development proposed
  - Information submitted by developers and site promoters
  - Industry research and evidence
- 2.39 Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. They should identify deliverable sites for years one to five of the plan period with an appropriate buffer. (NPPF paragraph 77)
- 2.40 For a housing site to be considered ‘deliverable’, it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years (NPPF Annex 2: Glossary). In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

2.41 For a site to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. (6-10 or 11-15 years). (NPPF Annex 2: Glossary) Individual site assessments in the HELAA identify within which five year period(s), development of a site is considered to be realistic.

**Estimating residential development potential**

2.42 For those sites considered to be suitable, available and achievable within the Plan period, an estimate of the site’s capacity /development potential is made. The process for assessing the development potential used in the 2019 HELAA has formed the basis for the new methodology.

2.43 However, when estimating the residential capacity, a number of different scenarios have been tested. This includes a scenario which uses a baseline density of 30 dwellings per hectare as per the 2019 HELAA, as well as a new scenario which uses a baseline density of 40 dwellings per hectare.

2.44 Densities may be adjusted and uplifted based on a variety of factors including:

- Area Type – The location of the development and the existing character of the area
- Prevailing Density – The current density of development surrounding the site
- Accessibility – The proximity of the site to key services
- Likely Type – The type of development proposed
- Design – The scope for innovative urban design and layout

2.45 The scenarios involving a baseline density of 30dph use the following density multipliers, as also included in the 2019 HELAA.

Area type	Prevailing density	Accessibility	Likely type
Central (Town Centres)=1.35	Urban=1.35	Very High=1.35	Urban brownfield flats 0.35
Transitional=0.7	Higher=0.7	High=0.7	Urban brownfield mixed 0.3
Suburban=0.25	Medium=0.2	Medium=0.2	Urban brownfield houses 0.2
Rural/suburban=0.1	Low=0.05	Low=0.05	Sustainable Neighbourhood (urban extension) 0.10
Rural =0	Very low=0	Very Low =0	Key villages 0.10
			Other villages 0.05
			Garden Village / new settlement 0.0

2.47 The residential capacity is then calculated by multiplying the net site area by the revised density. The net site area represents the proportion of the site which will likely be developed, and includes an adjustment for the size of the proposal. The HELAA uses the following gross to net ratios, recognising that larger sites have an increased amount of land for other purposes including open space, roads and community facilities.



Site size	Gross to net ratio
<0.5ha	1
0.5-2ha	0.85
2ha-10ha	0.75
10-20ha	0.65
20-30ha	0.55
>30ha	0.5

- 2.48 Sites capable of delivering less than ten units are excluded from the identified site yield. Future yield from these sites are included within the overall windfall allowance.
- 2.49 Some sites and yields based on developments that have been refused planning permission may exceptionally be included; this will be the case if the development was supported in principle and it is considered likely that an amended version of the proposal will be pursued and may subsequently obtain planning permission.
- 2.50 Within the existing policy framework, it is also recognised that Green Belt sites with existing buildings may be capable of accommodating some new development under paragraph 154 of the NPPF.

#### Lapse Rate

- 2.51 Most planning permissions in the area are implemented and that has been the case over a considerable period of time, although it is recognized that a small proportion lapse before construction starts on site. Where sites already have planning permission, the potential reduction in yield arising from permissions not being implemented will be identified. As with the 2019 HELAA, a discount rate based on an analysis of planning permissions that have lapsed over the preceding 10 years will be applied. Applications from the past 3 years were not considered as these were still extant at the time of preparing the HELAA.
- 2.52 Where a variation of the original permission has been sought, the original application has not been classed as lapsed. In addition, only the most recent lapse was recorded where sites had multiple lapsed applications for similar development over the ten-year period. On the basis of the analysis carried out, 6.2% of units were not implemented compared to a figure of 4.8% in the 2019 HELAA. However, the Covid pandemic may have well resulted in additional schemes lapsing in the intervening period, notwithstanding the government providing an automatic extension (through to April 2021) of schemes which would have lapsed between March and December 2020. On this basis, it is considered appropriate to continue to apply a lapse rate of 5% to the HELAA.
- 2.53 As was the case for previous HELAAs, self-contained units of C2 extra care housing – including those included within promoted sites - are taken as a source of potential housing supply.

TABLE 2: Lapse Rate 2010 – 2020				
Period	Number of new units granted	Number of units in superseded schemes	Number of units for which permission lapsed	Percentage Lapsed
01/04/10 – 31/03/20	6773	2241	283	6.2%

Lead-in times and build out rates

- 2.54 The NPPF states that sites which are allocated in a development plan should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The lead-in time for construction to start on-site also varies widely but independent research first published in 2016 and subsequently updated in 2020<sup>4</sup> suggests that the very largest sites have a shorter lead-in once planning permission has been granted or a site has been allocated.
- 2.55 These larger sites are likely to be split into deliverable shorter phases with many of the planning and land assembly issues having been considered in the plan making stage. However, the length of time leading up to the submission of a planning application for sites of 500 units or more was identified as being typically around four years after the first identification of the site.
- 2.56 It is recognised that planning applications may be submitted on some sites as they progress through the plan making process and the majority of those promoting sites have stated that their land is available for development within the first five years. However, for the purposes of the HELAA, sites seeking more than 500 units do not include any delivery within the first five years of the plan period. This is acknowledged to be a cautious approach given that many sites were first promoted, at the time of writing, around seven years ago and the latest Lichfield report shows that the average planning approval period for sites of 500-999 units has reduced by around a quarter.
- 2.57 The published research indicates that sites under 500 units have a planning approval period of 1-2 years followed by a similar period prior to first completion. Unless a site promoter has indicated otherwise, the HELAA considers those sites to be capable of contributing either in part or in full, within the first five years.
- 2.58 The actual build out rate each year depends on a number of factors including (in the case of larger sites) the number of individual housebuilders. Sites with a larger number of housebuilders will typically produce increased build out rates.
- 2.59 The PPG does not include any indicative build out rates although the government-commissioned Letwin Review<sup>5</sup> considered build out rates across the country. The Letwin Review revealed an average annual built out rate of 6.5% of approved units on sites with an average size of almost 5,000 homes. On smaller sites, the 2020 NLP report<sup>6</sup> identified annual build out rates ranging from 22 homes on sites of fewer than 100 units to over 100 homes on sites of over 1,000 and 160 homes on sites of more than 2,000.
- 2.61 Build rates are relatively even across the first five years for sites of over 500 units although a lower proportion – around 6% - come forward on Y1 on sites of over 1,000 units. On this basis, a lower proportion of completions in Y1 are included only in HELAA sites of more than 1,000 units with completions spread equally across subsequent years. It should be emphasised that these rates have been set to enable a housing trajectory to be produced and in reality, different sites will generate their own time till first completion and build out

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<sup>4</sup> *Start to Finish, How Quickly do Large-Scale Housing Sites Deliver?* (November 2016); *Start to Finish What factors affect the build-out rates of large scale housing sites?* (February 2020). Lichfields

<sup>5</sup> *Independent Review of Build Out Rates, Draft Analysis*, Rt Hon Sir Oliver Letwin MP (June 2018)

rates. Informed by this research and unless there is specific evidence to support an alternative approach on individual sites (as indicated in individual site proformas), the HELAA assumes the following build out rates.

<b>TABLE 3: HELAA build out rates</b>					
<b>Number of units</b>	<b>Planning approval period</b>	<b>Time till first completion following planning permission or allocation</b>	<b>Years from 2022/23 till first completion</b>	<b>Completions in Y1</b>	<b>Completions from Y10–</b>
50 to 99	1	2	3	20	
100 to 499	2	2	4	55	
500 to 999	3	2	5	70	
1000 to 1499	5	2	7	110	
1500 to 1999	5	2	7	120	
2001+	6	2	8	155	165

### **Estimating economic development potential**

2.62 When estimating the economic development potential, sites are categorised by the general type of development proposed. Each of these 4 categories has a defined split for the type of employment uses expected on site, as shown below:

- Office – Solely office related development (100% for office and R&D)
- Commercial and Industrial – A mixed use business park (20% office and R&D, 40% industrial and 40% storage and distribution). Site may include flexible workspace and smaller industrial units.
- Warehousing and distribution – A large scale distribution facility (10% office and/or R&D, 10% industrial and 80% storage and distribution).
- Specialist – Given the bespoke nature of the employment offer, which may include Sui Generis rather than Class B or Class E development, these figures may not be included within the overall general employment supply.

2.63 To calculate the floor space, a baseline high level plot ratio has been applied, reflecting the South West Herts Economic Study. This varied depending on the type of employment use proposed (0.4 Office and R&D, 0.8 Industrial and 0.8 Storage and distribution).

2.64 It is recognised that the nature of employment facilities provided on site will depend on the intended end user and will therefore vary considerably. Although changes to the Use Class Order in 2020 have moved office development from its own use class, B1(a) into a new 'Commercial, business and service', it is considered appropriate for the HELAA to identify offices as a specific type of employment development, along with B2 and B8, given the potential for these land uses to all be co-located and/or ancillary to each other. The employment figures stated within the HELAA should be treated a high level guide.

### **Stage 3: Windfall Assessment**

2.65 An assessment of likely housing delivery from windfall sites has been undertaken. An analysis of long term windfall delivery rates was initially undertaken for the Site Allocations

and Development Management Policies Plan Examination in 2016 and accepted by the Inspector; a windfall rate follows a similar approach including that used in the 2019 HELAA. A trend-based approach, which considers windfall site delivery rates on sites of 1-9 units over the past five years, has been used. Previously the site threshold for calculating windfall rates had been 1-4 units but given the significant number of applications for development on small sites (i.e. non-major applications) which continue to come forward, the change ensures that an allowance can also be made for sites of 5-9 units, which have not been identified individually in the HELAA.

- 2.66 Windfall sites are those which have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. The NPPF (paragraph 72) and PPG enables Local Planning Authorities to make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Windfall sites have been a significant source of housing supply over many years, as evident in the monitoring data published in previous years by the Council.
- 2.67 The PPG specifies that Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 70 of the NPPF). As such, a windfall rate will be applied across an entire 15 year plan period, given the continued churn of small sites across an area such as Hertsmere.

<b>Table 4: windfall completions 2018/19 – 2022/23</b>					
	<b>Windfalls (less than 10)</b>	<b>Urban windfalls (less than 10)</b>	<b>Rural windfalls (less than 10)</b>	<b>Large windfalls (10 or more)</b>	<b>All windfalls</b>
<b>2018/19</b>	85	84	1	218	303
<b>2019/20</b>	79	71	8	90	169
<b>2020/21</b>	126	115	11	31	157
<b>2021/22</b>	93	72	21	125	218
<b>2022/23</b>	75	82	11	93	168
<b>Annual average</b>	<b>92</b>	<b>85</b>	<b>10</b>	<b>111</b>	<b>203</b>

#### **Stage 4 - Assessment Review**

- 2.68 The capacity, availability, suitability and achievability of all sites, together with phasing details (i.e. 0-5 years, 6-10 years, 11-15 years), has been collated. An overall risk assessment as to whether sites will come forward as anticipated will be undertaken. An indicative housing trajectory will then be produced. Should a shortfall against objectively assessed need be identified under any of the scenarios being tested, there will be a need to re-visit the assessments and consider whether any further sites/locations can be identified. However, if emerging strategic policies indicate that the needs of the area cannot be met within the borough, it will be important to establish how these needs might be met in adjoining areas through the duty to co-operate. Ultimately, if following this, needs cannot be met, the justification for this will need to be set out separately by the Council when submitting its plan for examination.

**Stage 5 – Final Evidence Base**

2.69 The outputs from the HELAA include:

- Identification of all sites on maps;
- An assessment of each site or location in terms of its suitability, availability and achievability to determine whether it is realistically expected to be developed and when;
- Further detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- The potential type and quantity of development that could be delivered on each site/location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- An indicative trajectory of anticipated development

### 3.0 Maximising the potential of brownfield land

3.1 In accordance with the NPPF, the Council has sought to ensure that the potential of all brownfield land was maximised. This included:

- Reviewing the densities and capacities of all potential sites
- Undertaking a focused ‘urban capacity study’
- Assessing the utilisation of local vacant housing stock as a source of untapped brownfield housing supply.
- Reviewing the achievability and deliverability of Hertsmere’s owned assets.

#### Achieving appropriate densities

3.2 The Council has reviewed the HELAA methodology to ensure that appropriate densities are achieved across the borough. This is to ensure that the assessment aligns with paragraph 129 of the NPPF which set out that planning policies should support development that makes efficient use of land and avoids homes being built at low densities. NPPF paragraph 129 also provides that minimum density standards for city and town centres and other locations that are well served by public transport should be contained in local plan policies and that these standards should seek a significant uplift in average densities unless it can be shown that there are strong reasons why this would be inappropriate.

3.3 New major developments in the borough have typically resulted in densities of at least 40 dwellings per hectare, and so it was considered appropriate to introduce an alternative scenario with a baseline density of 40 dwellings per hectare and a modest further uplift in more central/accessible locations. This builds on the density analysis undertaken as part of the 2019 HELAA. It also reflects the types of density ranges included as examples in the National Model Design Code<sup>7</sup> and is consistent with the approach to density advocated in the NPPF.

3.4 The 40dph scenario uses the following density multipliers, with additional urban uplift.

Area type	Prevailing density	Accessibility	Likely type
<b>Central (Town Centres)=2</b> Transitional=0.7 Suburban=0.25 Rural/suburban=0.1 Rural =0	Urban=2 Higher=0.7 Medium=0.2 Low=0.05 Very low=0	Very High=2 High=0.8 Medium=0.2 Low=0.05 Very Low =0	Urban brownfield flats 0.6 Urban brownfield mixed 0.5 Urban brownfield houses 0.2 Sustainable Neighbourhood (urban extension) 0.10 Key villages 0.10 Other villages 0.05 Garden Village / new settlement 0.0

#### Urban capacity review

3.5 A detailed desktop assessment was carried out by officers to explore opportunities for sites within urban areas, which have not been submitted by the landowner. This used a combination of assessing maps, aerial photographs and online street photography.

<sup>7</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1009793/NMDC Part 1 The Coding Process.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf)

- 3.6 The review identified that the majority of achievable sites capable of delivering 10 dwellings or more were historic residential garage sites, most of which were in the ownership of HBC. Discussions with HBC’s asset management team have taken place, and there is anticipated to be a steady stream of applications for the redevelopment of under-utilised (for parking) and often unsightly garage blocks over the plan period. The Council (with Hertfordshire Development Limited) are investing significant resources into its development programme. It is also anticipated that a new policy will be proposed in the next iteration of the draft Local Plan supporting, in principle, the redevelopment of garage blocks. However, with the exception of a limited number of identified HELAA sites, it is presently not confirmed when these sites will come forward for redevelopment and so these urban capacity sites will be treated as part of the overall windfall supply.

### **Empty and second homes**

- 3.7 Empty and second homes as defined for Council Tax purposes represent a potential source of underutilised housing supply. As part of the background to the 2019 HELAA, the planning and housing departments jointly carried out an empty homes and second homes project to ascertain the extent to which unused or underused domestic properties were impacting on housing supply in the borough. A Community Housing Fund grant was secured from MHCLG to carry out this work which included a questionnaire being sent to over 300 properties vacant for more than six months, were outlined in the 2019 HELAA. A refresh of Council Tax data has been undertaken for the 2024 HELAA.
- 3.8 The government defines six months as ‘long term’ vacant for the purposes of calculating New Homes Bonus. However, churn within the housing / lettings market and the inherent delays associated with buying, selling and letting homes (e.g. a lengthy chain, delayed probate) mean there is always likely to be a pool of properties which are effectively between occupiers. One-third of those property owners who responded to the Council’s previous survey stated that it was their intention to bring their property back into use within the next month, which would mean those properties will have been vacant for no more than 18 months. As such, it is considered reasonable to continue to only treat properties as genuinely long term vacant properties, where they have been unoccupied for at least 18 months.
- 3.9 Previously, there were estimated to be approximately 70 long term vacant homes, accounting for less than 0.2% of the total housing stock. A high level review of Council Tax data in the second half of 2023 identified a total of 218 properties formally classified by the Council Tax department as long term empty (for over 18 months); around 70% of these had been vacant for more than 2 years. A further 103 were classified under the 2, 5 or 10 year levy categories.
- 3.10 This remains a relatively modest number and is not considered to represent a significant under-utilisation of local housing stock or a major source of untapped brownfield housing supply. Nevertheless, the Council has previously published an Empty Homes Strategy and has used or threatened to use its CPO and empty dwelling management orders to bring some long term empty/abandoned homes in recent years. It is therefore considered reasonable to include an aspirational capacity of 70 from the reintroduction of long term empty homes.

- 3.11 The previous review of properties registered as second homes revealed that around 40% of the 208 identified properties were (a) recorded as such because the owner had not yet sold their primary residence elsewhere or (b) in reasonably regular use throughout the year. An estimated 130 second homes could be described as not being in use. The latest Council Tax data states there are 122 properties registered as second homes.
- 3.12 However, second home ownership does not distort the local housing market in the way that it has been seen to do so in popular tourist areas and where some steps might be available to control the problem. The Council's housing department continues to not target second home ownership within the borough and so it is not considered reasonable to include an aspirational capacity from second homes in the borough.

#### **Reviewing the achievability and deliverability of Hertsmere's owned assets**

- 3.13 A wider re-evaluation of the Council's current land holdings within the borough has been undertaken in recent years including as part of the establishment of Hertsmere Developments Limited, a wholly-owned subsidiary of the Council. In 2022, planning officers held a workshop with the Council's asset management department to review a range of Council assets, in terms of their development potential. As well as garage blocks, this included individual dwellings, car parks and a former public house. Some of these sites have been assessed individually in the HELAA although it should be noted that a number of car parks which were previously listed in the 2019 HELAA are not included now, as these are no longer being actively promoted by the asset management department.
- 3.14 None of the HELAA promoted sites within Hertsmere Borough Council's ownership currently have detailed planning permission, and the deliverability rates stated reflect this. This includes the EWC Opportunity Area and Table 8 shows the deliverability rates for the remaining sites within this designated area



## 4.0 Assessment of Supply - Housing

### Overview

- 4.1 For the purposes of this study, housing supply has been separated into the following categories:

<b>Developments with planning permission or prior notification/approval under permitted development rights</b>	This category includes schemes that have commenced (but have not yet been completed) as well as those that have not yet commenced. It includes development in EWCAAP and SADM with permission.
<b>Identified sites</b>	This category includes sites identified through the Call for Sites including Council-owned land as well as existing allocations (without planning permission) in SADM and the Elstree Way Corridor AAP.
<b>Windfall yield</b>	The NPPF classifies windfall as “Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

- 4.2 The findings of the HELAA are set out in the Table 2 below. It is important to note that this table accounts for supply for a 15 year period from the beginning of the 2023/4 monitoring year.

<b>TABLE 5: 15 year land supply</b>			
		30dph baseline	40dph baseline
Planning permissions	Schemes not yet commenced	404	404
	Schemes under construction	382	382
Prior notification process	Schemes not yet commenced	131	131
	Schemes under construction	56	56
Identified sites	Current Local Plan allocations (without pp)	57	57
	Other HELAA sites (under current policy context)	<b>1,599*</b>	<b>2,486*</b>
	Other HELAA sites (under alternative policy context)	<b>23,052</b>	<b>30,024</b>
Windfall		1380	1380
Empty homes		70	70
		<b>Total net yield (current policy context)</b>	<b>4,079</b>
		<b>Total net yield (alternative policy context)</b>	<b>25,475</b>

\*includes sites promoted after 01/04/2023

### Developments with Planning Permission

- 4.3 As at 1 April 2023, planning permission or prior approval had been issued for 1,447 units<sup>8</sup>. Of these, 885 units were part of schemes that had commenced. 562 were part of schemes that had not yet commenced. The 5% lapse rate has been applied to the schemes that have not yet commenced, leaving a net total of 1,419 units. These are considered to be deliverable within five years.

### Identified Sites within existing policy context

- 4.4 The assessment of individual HELAA sites can be found in Appendix 8 which comprises individual site assessment sheets. Tables 6 and 7 provide a summary of potential yield from identified sites by area, excluding planning permissions and prior notifications/approvals.

<b>TABLE 6: HELAA sites in existing policy context (30dph)</b>					
<b>Potential housing supply by location (including SADM sites and Elstree Way)</b>					
LOCATION	TIMEFRAME (Years from this assessment)				TOTAL (within 15 years)
	1-5yr	6-10yr	11-15yr	16+ or unknown	
Borehamwood and Elstree	382	353	353	-	1,088
Bushey	154	-	-	-	154
Elstree Village	195	-	-	-	195
Potters Bar	112	27	-	-	139
Radlett and nearby villages	49	-	-	-	49
Shenley	24	-	-	-	24
South Mimms	9	-	-	-	9
Other locations	25	-	-	-	25
<b>Gross total</b>	<b>950</b>	<b>380</b>	<b>353</b>	<b>-</b>	<b>1,683</b>
<b>Net total* (5% Lapse Rate)</b>	<b>903</b>	<b>361</b>	<b>335</b>	<b>-</b>	<b>1,599</b>

<b>TABLE 7: HELAA sites in existing policy context (40dph)</b>					
<b>Potential housing supply by location (including SADM sites and Elstree Way)</b>					
LOCATION	TIMEFRAME (Years from this assessment)				TOTAL (within 15 years)
	1-5yr	6-10yr	11-15yr	16+ or unknown	
Borehamwood and Elstree	372	1,295	150	-	1,817
Bushey	204	24	-	-	228
Elstree Village	276	7	-	-	283
Potters Bar	130	52	-	-	182
Radlett and nearby villages	49	-	-	-	49
Shenley	24	-	-	-	24
South Mimms	9	-	-	-	9
Other locations	25	-	-	-	25
<b>Gross total</b>	<b>1,089</b>	<b>1,378</b>	<b>150</b>	<b>-</b>	<b>2,617</b>
<b>Net total* (5% Lapse Rate)</b>	<b>1,035</b>	<b>1,309</b>	<b>143</b>	<b>-</b>	<b>2,486</b>

- 4.5 A proportion of the borough’s housing supply will continue to be delivered in Borehamwood through redevelopment of the Elstree Way Corridor (EWC) in accordance with the [Elstree Way Corridor Area Action Plan \(AAP\)](#). This 15 year statutory plan was adopted by the Council in July 2015 and forms the basis of a housing-led regeneration of the corridor. 800 units have been built at an average density of almost 170dph.
- 4.6 The AAP aims to deliver up to 1,500 across the entire EWC but identifies a core Opportunity Area with the capacity to deliver up to 800 units. A number of these units have been built out on individual sites within the Opportunity Area. Table 8 provides an overview of estimated housing yield from the EWC.
- 4.7 Table 8 identifies the remaining sites in SADM which have not been built, are not under construction or yet to receive planning permission. All other housing sites in SADM (H2 to H10 inclusive) have either been built, have planning permission or are currently under construction.

<b>TABLE 8: Estimated Housing Supply from Identified Sites in the Elstree Way Area Action Plan (30dph)</b>								
EWC AAP Ref	Site Location	Built	Timing (Years)				Total within 15 years	Notes
			1-5	6-10	11-15	16+ or unknown		
<b>EWC – Allocated sites remaining</b>								
<b>EWC Opportunity Area</b>								
Site 4	Elstree Way North		0	83	0	0	83	
Site 5 (part)	Elstree Way South		96	89	0	0	185	
Site 6	Civic Car Park		0	110	55	0	165	
Site 9	Elstree Way/Bullhead Road		0	0	62	0	62	20/0057/OUT - Former Police Station (permission granted subject to S106 for 96 homes)
<b>Other sites</b>								
Site 12	Manor Way		110	0	236	0	346	17/2389/FUL - Instalcom House (permission granted subject to S106 for 29 homes)
<b>Total Allocated (gross)</b>			<b>206</b>	<b>282</b>	<b>353</b>	<b>0</b>	<b>841</b>	
<b>Total Allocated (net - lapse)</b>			<b>196</b>	<b>268</b>	<b>335</b>	<b>0</b>	<b>799</b>	
<b>EWC Sites Under construction</b>								
<b>Total under construction</b>			<b>0</b>				<b>0</b>	

<b>EWC Sites Built</b>								
Site 1 and other sites	Various	646						
Site 5 (part)	Former Affinity Sutton	88						
Site 10	Former Oaklands College	13						
Site 11	Chess House, Studio way	53						
Site 1 (part)	NatWest House	95						
<b>Total built</b>		<b>895</b>						
<b>Total built</b>		<b>895</b>						
<b>Total under construction</b>		<b>0</b>						
<b>Remaining allocated (gross)</b>		<b>841</b>						
<b>Remaining allocated (net)</b>		<b>799</b>						
<b>15 year total (gross)</b>		<b>841</b>						
<b>15 year total (net)</b>		<b>799</b>						

<b>TABLE 9: Estimated Housing Supply from Identified Sites in the Elstree Way Area Action Plan (40dph)</b>								
EWC AAP Ref	Site Location	Built	Timing (Years)				Total within 15 years	Notes
			1-5	6-10	11-15	16+ or unknown		
<b>EWC – Allocated sites remaining</b>								
<b>EWC Opportunity Area</b>								
Site 4	Elstree Way North		0	110	45	0	155	
Site 5 (part)	Elstree Way South		96	250	0	0	346	
Site 6	Civic Car Park		0	110	200	0	310	
Site 9	Elstree Way/Bullhead Road		0	0	116	0	116	20/0057/OUT - Former Police Station (permission granted subject to S106 for 96 homes)
<b>Other sites</b>								
Site 12	Manor Way		150	120	380	0	650	17/2389/FUL - Instalcom House (permission granted subject to S106 for 29 homes)
<b>Total Allocated (gross)</b>			<b>246</b>	<b>590</b>	<b>741</b>	<b>0</b>	<b>1577</b>	
<b>Total Allocated (net - lapse)</b>			<b>234</b>	<b>561</b>	<b>704</b>	<b>0</b>	<b>1498</b>	
<b>EWC Sites Under construction</b>								

<b>Total under construction</b>			<b>0</b>					<b>0</b>
<b>EWC Sites Built</b>								
Site 1 and other sites	Various	646						
Site 5 (part)	Former Affinity Sutton	88						
Site 10	Former Oaklands College	13						
Site 11	Chess House, Studio way	53						
Site 1 (part)	NatWest House	95						
<b>Total built</b>		<b>895</b>						
<b>Total built</b>	<b>895</b>							
<b>Total under construction</b>	<b>0</b>							
<b>Remaining allocated (gross)</b>	<b>1577</b>							
<b>Remaining allocated (net)</b>	<b>1498</b>							
<b>15 year total (gross)</b>	<b>1577</b>							
<b>15 year total (net)</b>	<b>1498</b>							

<b>TABLE 10: Estimated Housing Supply from Identified Sites in the SADM Policies Plan</b>							
<b>SADM ref</b>	<b>Site Location</b>	<b>Built</b>	<b>Timing (Years)</b>				<b>Total within 15 years</b>
			<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+ or unknown</b>	
<b>Sites not yet built, under construction nor subject to planning permission/prior notification</b>							
H1	Directors Arms Public House, Ripon Way, Borehamwood		26				26
H11	First Place Nurseries, Falconer Road, Bushey		9				9
TC1	29-59 and 61-71 Shenley Rd, Borehamwood					Not known	
<b>Planning permission</b>							
H2	Gas Holders site, Station Road, Borehamwood	78					
H3	Land to the south of Elstree and Borehamwood Station	43					
H4	Land at Bushey Hall Golf Club, Bushey		31				31 (pp has lapsed)
H7	Land at Lincolnsfield, Bushey	55					
H9	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	41					
<b>Under construction</b>							
H6	Hertswood Upper School, Thrift Farm Lane, Borehamwood	301					
H8	Europcar House, Aldenham Road, Bushey	62					

H10	Elton House, Elton Way, Bushey	71					
<b>Built</b>							
H5	Land at Rossway Drive, Bushey	55					
TC2	Service Stn/Regency House/Burrell & Co, Radlett						0 (office scheme consented)
<b>Total built</b>		<b>706</b>					
<b>Total under construction</b>		<b>0</b>					
<b>With PP</b>		<b>9</b>					
<b>Remaining allocated</b>		<b>57</b>					
<b>15 year total</b>		<b>66</b>					

- 4.8 Combining the various sources of housing land supply in the above tables enables a five year land supply to be calculated. Based on all potential sources up to 1<sup>st</sup> April 2023, under the current policy framework, a five year housing land supply has been identified. Table 11 below represents the 5 year land supply previously published prior to the completion of the HELAA.

<b>Table 11: 5 year land supply as at 01.04.23</b>	
<b>Source of land supply</b>	
Planning Permissions under construction	382
Prior notifications under construction	56
Planning permissions	404
Prior notifications	131
HELAA sites (promoted prior to 01.04.23)	290
AAP (ex sites with pp)	200
Local Plan allocations (ex sites with pp)	26
Windfall allowance of 92 pa	460
<b>Total</b>	<b>1949</b>

### **Alternative policy context**

- 4.9 The HELAA also assesses sites under a potential alternative policy context, where some existing constraints have been removed. This is primarily because the Council acknowledges it will not be possible to accommodate the entirety of local housing need on previously developed sites within existing built up areas.
- 4.10 As an authority with almost 80% of its area designated as Green Belt, exceptional circumstances may exist to review the Green Belt boundary in some locations in order to accommodate growth. The HELAA therefore considers an alternative policy context whereby existing Green Belt restrictions are not applied to an assessment of theoretical site capacity. It must be emphasised that it is not the role of the HELAA to determine if and where Green Belt boundary changes should be made but for the purposes of assessing how much developable housing land is potentially available for development, the HELAA includes an alternative policy context.

- 4.11 A number of sites were also submitted for housing within the existing Elstree Way employment area in Borehamwood and under the current policy framework, these sites would not be suitable for development. Together these sites could accommodate several hundred homes, applying the HELAA methodology for assessing site yield. At this stage, the extent to which existing employment area boundaries will need to change is not known and so the timescale for the delivery of these sites is included within the 16+ years/unknown category.

<b>TABLE 12: HELAA sites in alternative policy context (30dph)</b>					
<b>Potential housing supply by location (including allocated SADM sites and Elstree Way)</b>					
<b>LOCATION</b>	<b>TIMEFRAME (Years from this assessment)</b>				<b>TOTAL (within 15 years)</b>
	<b>1-5yr</b>	<b>6-10yr</b>	<b>11-15yr</b>	<b>16+ or unknown</b>	
Borehamwood and Elstree	1,750	2,169	1,606	425	5,525
Potters Bar	812	1,401	1,013	444	3,226
Bushey	1,386	1,748	700	137	3,834
Radlett	850	1,521	663	-	3,034
Elstree	421	420	76	-	917
Shenley	891	723	-	-	1,614
South Mimms	977	902	-	-	1,879
Other locations	781	1,884	1,615	3,426	4,280
<b>Gross total</b>	<b>7,868</b>	<b>10,768</b>	<b>5,673</b>	<b>4,432</b>	<b>24,309</b>
<b>Net total (5% Lapse Rate*)</b>	<b>7,475</b>	<b>10,230</b>	<b>5,389</b>	<b>4,210</b>	<b>23,094</b>

<b>TABLE 13: HELAA sites in alternative policy context (40dph)</b>					
<b>Potential housing supply by location (including allocated SADM sites and Elstree Way)</b>					
<b>LOCATION</b>	<b>TIMEFRAME (Years from this assessment)</b>				<b>TOTAL (within 15 years)</b>
	<b>1-5yr</b>	<b>6-10yr</b>	<b>11-15yr</b>	<b>16+ or unknown</b>	
Borehamwood and Elstree	1,583	2,752	2,030	843	6,365
Potters Bar	1,078	1,780	1,451	869	4,309
Bushey	1,467	2,315	1,243	302	5,025
Radlett	945	1,757	1,077	280	3,779
Elstree	478	556	229	0	1,263
Shenley	950	997	205	0	2,152
South Mimms	1,060	1,354	115	2	2,529
Other locations	927	2,847	2,467	4,033	6,241
<b>Gross total</b>	<b>8,488</b>	<b>14,358</b>	<b>8,817</b>	<b>6,329</b>	<b>31,663</b>
<b>Net total (5% Lapse Rate)</b>	<b>8,064</b>	<b>13,640</b>	<b>8,376</b>	<b>6,013</b>	<b>30,080</b>

## 5.0 Assessment of Supply - Economic Land

- 5.1 Hertsmere Borough Council, along with the neighbouring boroughs of Dacorum, Three Rivers and Watford, published a SW Herts-wide assessment in 2019 of (a) the extent and characteristics of employment growth that our collective areas will undergo in the coming years, and (b) the resulting requirements for employment land. An update of that report is scheduled to be issued in 2024. In the interim, an overview of the borough's employment land context is provided below. It should be noted that an Article 4 Direction was confirmed in 2023 removing permitted development rights for the conversion of or redevelopment of commercial buildings for residential use under Classes MA and ZA respectively across all but one (Otterspool Way, Bushey) of the Council's designated employment areas.

### Economic Land: Class B and Class E Uses

- 5.1 Over the current 15 year plan period, Hertsmere's new or improved class B floorspace will be provided within a mix of the employment areas/sites identified below and new areas which will needed to be allocated in the Local Plan.

### Existing employment sites

#### **Centennial Park, Elstree (See [Map E](#), SADM)**

A large and modern industrial park owned by SEGRO just south of Elstree and located in/washed over by Green Belt. The site is in close proximity to the A41/M1 corridor and with the A1 and M25 within easy reach. The site has grown to include over 75,000 sq. m of mixed use space including a significant amount of Grade A office space.

The site is vehicle dominated with extensive parking within the marked car park areas and also on Centennial Way. Occupancy rates have generally remained high due to the quality of the accommodation but a limited number of non-B class uses have been permitted in recent years including a large hotel and a pharmacy.

#### **Cranborne Road Employment Area, Potters Bar (See [Map C](#), SADM)**

Medium-sized industrial estate located on the northern periphery of Potters Bar. The predominant use is B1, B2 and B8 in units of varying size and occupancy rates are high. Recent investment in the area includes new office/warehouse space at Harvest House, small/medium sized industrial units at the Devonshire Centre, and larger warehouse units at the Expert Logistics site. The Enterprise Centre also accommodates around 40 small businesses in dedicated serviced offices.

Access to the wider strategic road network is not ideal, with access to the M25 and A1(M) via the B road network either through Potters Bar town or via South Mimms. The area is well-connected by local bus routes and a train service to London.



There is scope for some redevelopment and intensification within the area.

**Elstree Way  
Employment Area,  
Borehamwood (See  
[Map A](#), SADM)**

This is a large, intensively developed employment area to the east of Borehamwood town centre. It spans either side of Elstree Way and supports a mix of employment uses, including B1, B2 and B8. There are several large scale distribution warehouses in the area, including a Sainsbury's distribution centre; Sainsbury's are due to vacate the site shortly with a new operator planning to take over and upgrade the site.

Occupancy rates are relatively high although permitted development rights to enable offices to be converted into residential have resulted in a scheme coming forward for Elstree House.

The location is accessible. Some of it is within walking distance of Borehamwood town centre and is well-served by public transport, including the Thameslink train service to London. Access to the strategic transport network is good, with the A1 Barnet By-Pass nearby.

There is scope for some redevelopment and intensification within the area.

**Otterspool Way  
Employment Area,  
Bushey (See [Map B](#),  
SADM)**

Medium sized employment area located just off the A41, close to the junction with the M1 (J5). The area currently comprises a limited number of class B sites, with several more under sui generis use. Existing uses include a large Porcelanosa showroom, several car showrooms, and builders' merchants.

Occupancy rates are high, particularly for the larger units. There is scope for some redevelopment and intensification within the area. In particular, the vacant units mentioned above are generally of older stock and could represent a redevelopment opportunity.

**Station Close  
Employment Area,  
Potters Bar (See  
[Map C](#), SADM)**

Small industrial area located to the north of Potters Bar railway station. Darkes Lane (the town's main shopping area) and the train station are within walking distance. Station Close is a cul-de-sac and vehicular access is via Darkes Lane only.

The area is intensively developed and comprises office and light industrial tenancies in one and two storey buildings. Occupancy rates are high.

There is little scope for expansion or redevelopment.

**Stirling Way  
Employment Area,  
Borehamwood (See  
[Map A](#), SADM)**

Small industrial area on the south eastern periphery of Borehamwood. A row of industrial units provide mix of small scale office and workshop space along Stirling Way, which runs alongside the A1 Barnet by-pass. Vehicular access is good, with a

road linkage directly onto the A1. Occupancy rates are high although permitted development rights to enable offices to be converted into residential are beginning to be exercised on some sites.

There is little scope for expansion or redevelopment within the area.

#### **Other**

The sites listed below make a significant contribution to the Borough's current supply of employment land and are identified as Locally Significant Employment sites by the Council. However, the potential for these sites to accommodate additional floorspace is limited.

- Wrotham Business Park
- Borehamwood Enterprise Centre and adjoining sites;
- Theobald Court and adjoining site, Borehamwood;
- Lismirrane Industrial Park, Elstree;
- Hollies Way Business Park, Potters Bar;
- Beaumont Gate, Radlett; and
- Farm Close sites, Shenley.

Outside of the designated areas above, there are a number of other sites which employ significant numbers of people in B class activities including:

- The Waterfront, Elstree
- Imperial Place, Borehamwood
- Canada Life, Potters Bar
- Cancer Research UK, South Mimms
- NIBSC, South Mimms
- Bio Products, Elstree
- BBC Elstree, Borehamwood
- Elstree Film Studios, Borehamwood

- 5.2 Commitments exist for over 80,000m<sup>2</sup> of industrial and warehousing floorspace has been floor space in Hertsmere which has an availability rate of 6% and vacancy rate of 5% in 2023. There are no net commitments for office supply with a reduction of over 6,500 sqm based on consented schemes. Availability rates are currently at 8% with vacancy levels at 9%. Although office working patterns have clearly changed since the Covid pandemic, the full effects of the pandemic and changing working patterns are unlikely to emerge until all of the leases signed before the pandemic have expired or reached a break-point.
- 5.3 The adopted Hertsmere Local Plan sought to encourage economic development and promote a competitive local economy within the Borough. To this end, provision was to be made for the supply of at least 110ha of designated employment land for B-class development up to 2027. Following the completion of the updated SW Herts Economy Study, the revised Local Plan will set out the requirements for new employment development over the next 15 year period.

### Potential sites for economic development

- 5.4 The NPPG requires that assessments should consider potential sites for economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. Sites which have been promoted for economic development purposes and which exceed this threshold have been assessed in the HELAA.
- 5.5 Sites under a potential alternative policy context have also been identified, where some existing constraints have been removed. This is primarily because it would be unlikely that all employment needs could be accommodated on previously developed sites solely within existing built up areas, given that 80% of the borough is designated as Green Belt.
- 5.6 As exceptional circumstances may exist to review the Green Belt boundary in some locations in order to accommodate economic development, the HELAA considers an alternative policy context whereby existing Green Belt restrictions are not applied to an assessment of potential locations. It must be emphasised that it is not the role of the HELAA to determine if and where Green Belt boundary changes should be made but for the purposes of assessing economic land, the HELAA includes an alternative policy context.
- 5.7 Land which is currently safeguarded for employment purposes in the current Local Plan, in Borehamwood (Rowley Lane) and Potters Bar (Cranbourne Road) is also included with both sites available for development. It should be noted that part of the Borehamwood safeguarded employment land has since been developed for film and television production (Sky Studios Elstree).
- 5.8 Translating these sites into potential jobs figures is difficult at this stage given that specific uses have not been proposed and the final occupiers of sites are not known. Consequently, only sites areas alone are shown.

<b>Table 14: Potential sites for economic development</b>			
<b>Site</b>	<b>Current policy context (15 year supply)</b>	<b>Alternative policy context (15 year supply)</b>	<b>16+ years or unknown</b>
	Total area (ha)	Total area (ha)	Total area (ha)
<b>Borehamwood</b>	1.51	50.32	0
<b>Bushey</b>	0	46.22	0
<b>Potters Bar and South Mimms</b>	2.48	24.98	0
<b>Radlett</b>	0	0.19	0
<b>Shenley</b>	0	3.37	0
<b>Elstree</b>	1.91	27.86	0
<b>Other locations</b>	0	110.28	0
<b>Total</b>	<b>5.9</b>	<b>263.22</b>	0

\*Excludes HEL361 for which employment land site area has not been identified

### Economic Land: retail uses

- 5.9 Over the 15 year plan period, the majority of Hertsmere's retail floorspace is expected to be provided within the centres listed below, as identified in the South West Hertfordshire Retail and Leisure Study (September 2018), as well as any local centres created through new sustainable neighbourhoods and/or a new settlement. It should be noted that the typology of settlements proposed in the Retail and Leisure Study does not correspond directly with that contained within the current Local Plan.

**Town Centre:** Borehamwood

**Local Town Centre:** Potters Bar (Darkes Lane)

**District Centre:** (Potters Bar (High Street), Bushey Village, Bushey Heath, Radlett

**Local Centre:** Leeming Road, Borehamwood

**Key Neighbourhood Parade:** Manor Way (Borehamwood), Harcourt Road (Bushey), Bushey Hall Road (Bushey), Cranborne Parade (Potters Bar)

**Service Village/Neighbourhood Centre:** Elstree Village Centre, Andrews Close (Shenley)

## APPENDICES

**APPENDIX 1: NEW ASSESSMENT SHEET PRO FORMA**

**HELAA 2024  
SITE ASSESSMENT FORM**

<b>Site reference</b>	
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**Site location / address:**

<b>Address</b>		<b>Post Code</b>	
<b>Ward</b>		<b>Parish</b>	

**Site size / use:**

<b>Size (ha) Gross</b>		<b>Current Use</b>	
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**Surrounding area:**

<b>Neighbouring land uses</b>			
<b>Character of surrounding area – landscape, townscape</b>			
<b>Could this site be joined to another to form a larger site?</b>			
<b>If yes, give details of adjoining site including site reference if applicable</b>			

**Planning status:**

<b>Relevant Planning history</b>	
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**Use(s) proposed by owner/developer (tick and complete relevant box):**

<b>Proposed Development Type</b>

Location type (tick relevant box):

<b>Green Belt</b>	<b>PDL</b>

**Constraints Check**

<b>Constraint</b>	<b>Within Site Boundary</b>	<b>Constraint</b>	<b>Within Site Boundary</b>
<b>AQMA</b>		<b>HSE Consultation Zone</b>	
<b>Ancient Woodland</b>		<b>Local Geological Site</b>	
<b>Local Nature Reserve</b>		<b>TPO</b>	
<b>SSSI</b>		<b>Sand &amp; Gravel Safeguard Area</b>	
<b>Archaeological Sites</b>		<b>Drinking Water Safeguard Area</b>	
<b>Heathrow Airport Safeguarding Area</b>		<b>Green Belt</b>	

**Designated & Undesignated Heritage Assets**

<b>Constraint</b>	
<b>Listed Building within Site</b>	
<b>Listed Building within 750m of Site</b>	
<b>Conservation Area</b>	
<b>Conservation Area within 750m of Site</b>	
<b>Scheduled Monuments</b>	
<b>Scheduled Monuments within 750m of Site</b>	
<b>Registered Battlefield</b>	
<b>Registered Battlefield within 750m of Site</b>	
<b>Registered Park &amp; Gardens</b>	
<b>Registered Park &amp; Gardens within 750m of Site</b>	
<b>Locally Listed Buildings within Site</b>	

**Flooding Risk (Surface & Ground Water)**

<b>Constraint</b>	<b>Percentage of Site</b>
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<b>Floodzone 2</b>	
<b>Floodzone 3</b>	
<b>Surface Water Flooding Low Risk</b>	
<b>Surface Water Flooding Medium Risk</b>	
<b>Surface Water Flooding High Risk</b>	
<b>Reservoir Flooding Dry Day</b>	
<b>Reservoir Flooding Wet Day</b>	

### Agricultural Land Classification

<b>Classification</b>	
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### Green Belt purposes

#### Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
1	Pass	5+	5	1	1	Strong
<b>Stage 1 Comment</b>						

#### Stage 2

<b>Sub-Area number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
<b>Stage 2 Comment</b>						
<b>Recommended</b>						

### Landscape Sensitivity Assessment

<b>Landscape sensitivity to residential housing development/ smaller flats</b>	<b>Landscape sensitivity to residential flats/ small scale commercial</b>	<b>Landscape Sensitivity to large scale commercial/ industrial/ distribution</b>	<b>Landscape sensitivity to a new</b>
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<b>'Low-density' two/two and a half-storey houses</b>	<b>'Medium density' mixed residential</b>	<b>'Medium density' flats</b>	<b>'Higher density' flats</b>	<b>Smaller-scale commercial/ industrial use and employment</b>	<b>Large-scale commercial and office blocks</b>	<b>Large-scale warehouse distribution facilities</b>	<b>settlement</b>

**Officer Assessment**

<b>Is there a conflict with existing policy?</b>	
<b>Is there evidence of land contamination?</b>	
<b>Are there any access difficulties?</b>	
<b>Is topography a constraint?</b>	
<b>Are there any existing 'bad neighbours'?</b>	
<b>Are there any other environmental constraints?</b>	
<b>Is the Site suitable for the proposed use?</b>	

**Site Availability:**

<b>Has the owner said the site is available?</b>		<b>Is there developer interest?</b>	
<b>Ownership constraints?</b>			
<b>Is the Site available?</b>			

**Site Achievability:**

<b>Is the Site achievable?</b>	
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**Overcoming Constraints**

<b>What would be needed to overcome constraints?</b>	
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**Estimated development potential - residential**

**(a) Density multiplier (baseline 40dph):**

Area type	Prevailing density	Accessibility	Likely type

**(b) Net capacity**

Net Ha	Net capacity: (no. units)	
	30dph	40dph

**Deliverability / Developability:**

<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	
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**Conclusion:**

<b>Is the site suitable, achievable and available?</b>	
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**APPENDIX 2: SITES FROM PREVIOUS HELAA WHICH HAVE NOT BEEN ASSESSED / REASSESSED**

<b>HELAA Ref</b>	<b>Site Name</b>	<b>Reason</b>
HEL-1002-22	Caldecote Farm Stables, Caldecote Lane	Too small - below new HELAA threshold
HEL-1004-22	The Cannon, Thirsk Road	Too small - below new HELAA threshold
HEL-1019-22	The Ridings, Patchetts Green	Too small - below new HELAA threshold
HEL-1022-22	20-24 Mount Grace Road	Insufficient Detail Received
HEL-1037-22 / HEL906	Bushey Fire Station	Too small - below new HELAA threshold
HEL163	Evelyn House	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL178	Rushfield	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL209b	Land North of Barnet Lane (Rinsler) - smaller one to the west	Central part of land north of Barnet Lane - no contact or applications/pre-applications since originally promoted
HEL213	Land rear of the Ridgeway	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL224	Royal Connaught Park	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL233	1 and 2 Borehamwood Industrial Park	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL235	Bushey Hall Garages	Withdrawn by Promoter
HEL337a	Farm Way (Site 3)	Too small - below new HELAA threshold
HEL352/353	Land at White House, Greyhound Lane	Records show no contact since original promotion or applications/pre-applications or response to LP consultations

HEL354	Land North of Fox Hollows	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL365	Land adjacent Bridgefoot Cottages	Too small - below new HELAA threshold
HEL382d	Tyttenhanger Estate	Part of the estate no longer being promoted
HEL384	Organ Hall Farm	Now Built
HEL387a	Sky Studios Site	Now Built
HEL402	Aldenham Depot	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL404	Barnet Road Car Park / Clayton Centre	Records show no contact since original promotion or applications/pre-applications or response to LP consultations
HEL513	Land off Oakfield Close	Too small - below new HELAA threshold
HEL520a	Costco, Hartspring Lane	Now Built
HEL601	Green Street, Borehamwood	Too small - below new HELAA threshold
HEL904	Harper Lodge Farm and Land North of Radlett	No residential development proposed on Hertsmere side of the promotion (residential area proposed in St Albans district)

**APPENDIX 3: SITES PROMOTED FOR ALTERNATIVE USES**

<b>HELAA Ref</b>	<b>Site Name</b>	<b>Other Use</b>
HEL-0912-22	Land West of Watling Street	Leisure Facilities
HEL-1013-22	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree	BNG (Should HEL-1014-22 come forward)
HEL-1016-22	Land north of Butterfly Lane, Land surrounding Hilfield Farm and land west of Hilfield Lane	Solar Farm / BNG
HEL-1036a-22	Land at Stephenson Way, Bushey	Solar Farm and Allotments
HEL-1036c-22	Land at Stephenson Way, Bushey	BNG and Nature Reserve
HEL-1042a-22	Land at Willow Farm	Leisure Use
HEL-1042c-22	Land at Willow Farm	Leisure Use and mainly outside HBC boundary
HEL-1042d-22	Land at Willow Farm	Leisure Use and Mainly outside HBC boundary
HEL-1042e-22	Land at Willow Farm	Leisure Use
HEL-1043-22	Hilfield Park Reservoir	Leisure Activities, BNG
HEL-1045-22	Aldenham Golf and Country Club	Stroke Clinic
HEL-1046-22	Watford Football Club	Training Facilities
HEL-1048-22	Home Farm (Registered Park and Garden)	BNG
HEL-1049-22	Land West of Hilfield Lane	Renewables
HEL-1060-22	Arsenal Training Ground, Bell Lane	Training Facilities
HEL-1064-22	Land to North and East of Kendall Hall Farm	Wider BNG as part of HEL-1063-22

## APPENDIX 4: 2022 CALL FOR SITES AND METHODOLOGY CONSULTATION NOTIFICATION

Dear Sir/Madam,

We are seeking to identify of land available for potential future residential and economic development, as well as land that will contribute to the wider sustainability of the borough, to inform the preparation of our new Local Plan. As part of that process, we are particularly keen to hear from your organisation in respect of any land holdings it may wish to be considered for development, including information about available previously developed land.

Earlier this year, we decided to set aside the current version of our draft Local Plan following a period of extensive public engagement in 2021. Technical work is now underway on a new version of the plan, which can guide development and influence how the borough changes over the next 15 years. The technical work includes this Call for Sites and an update to our Housing and Economic Land Availability Assessment (HELAA).

To assist us in determining whether additional sites are potentially available, suitable and achievable for residential and economic development, as well as other land uses, we are contacting landowners and other stakeholders who may wish to promote land for development across the borough.

Residential sites should be a minimum of 0.5 hectares in size and capable of accommodating at least 5 dwelling units. Employment sites should be at least 0.25ha in size or capable of accommodating 500m<sup>2</sup> of floorspace and in particular, uses that support economic development, in the form of offices, industrial, storage and distribution and other employment activities which are currently defined in [Policy CS10 of our Core Strategy](#).

We are also looking for land that could be suitable for Biodiversity Net Gain, Carbon Offsetting, flood risk management and other green and blue infrastructure to support sustainable growth. There are no specific size thresholds for these sites.

Potential development sites which are submitted through this Call for Sites will be assessed as part of a review of our HELAA, a detailed technical report which was previously issued in 2019. The HELAA forms one part of a larger evidence base that informs the plan making process. Inclusion of a site in the HELAA does not mean that the site will be allocated for development or that planning permission would automatically be granted if an application were made.

If you would like to submit details of land for uses that would support sustainable growth, please complete and return the detailed questionnaire which is available to download via our website on our [call for sites](#) page. If you would like to comment separately on our HELAA methodology, please submit those responses to [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk)

All responses must be received by **12pm on 22 December 2022**, by email, to [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk). Responses for new sites received after this date cannot be guaranteed for consideration within the HELAA.

If any document(s) you wish to submit are too large to email (more than 10mb per email), please let us know and we will set up a file share option.

If you require any further information on the Call for Sites process, please contact [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk)

Yours sincerely

**APPENDIX 5: ORGANISATIONS CONSULTED ON HELAA/INVITED TO SUBMIT SITES TO THE CALL FOR SITES**

The following were invited to submit sites to the Call for Sites and to comment on the proposed HELAA Methodology.

**Call for Sites indicative stakeholder list**

**DTC bodies**

**Specific statutory consultation organisations (in line with the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012**

Natural England
The Environment Agency
Highways England
Historic England – Essex, Hertfordshire and London Team
Integrated Health Board (formerly Local clinical commissioning groups)
National Health Service Commissioning Board (now NHS England)
Network Rail
Homes England
Electricity Undertakers - UK Power Networks
Gas Companies – Cadent Gas
Sewerage Undertakers – Thames Water
Telecommunications Companies
Water Undertakers – Affinity Water
Transport for London
Homes and Communities Agency (HCA)
Thames Water
The Coal Authority
Ministry of Defence

**Government Departments**

Department for Levelling Up, Housing and Communities
Department of Health (through relevant Regional Public Health Group)
Department of Trade and Industry (now department for international trade)



Ministry of Defense
Department of Work and Pensions
Department for Culture, Media and Sport
Department for Transport
Department for Environment, Food and Rural Affairs

**Neighbouring and other local authorities**

Three Rivers District Council
Watford Borough Council
Welwyn Hatfield Borough Council
St Albans City and District Council
London Borough of Barnet
London Borough of Enfield
London Borough of Harrow
Hertfordshire County Council
Broxbourne Borough Council
East Hertfordshire District Council
North Hertfordshire District Council
Mayor of London (GLA)
SW Herts JSP
Dacorum Borough Council
Stevenage

**General consultation organisations (from SCI)**

Hertsmere Together: Local Strategic Partnership
Herts & Middlesex Wildlife Trust
Sports England

**Agents, Developers and Landowners**

David Lock Associates on behalf of Tarmac Trading
Pegasus Group on behalf of Bloor Homes and Department of Health.
Arrow Planning

Barton Willmore
Lichfields
Star Planning and Development
Savills
JS Consulting
DHA Planning
Boyer Planning
Fairfax Properties
Endurance Estates Ltd
Hamlin Estates
Bowman's Leisure Ltd
Annington Property Ltd
JB Planning
DAC Beachcroft
Strutt and Parker
Pegasus Group on behalf of Bloor Homes and Department of Health.
Phillips Planning Services Ltd
Managing Director Aurora Properties Limited
Turley Associates
DP9 Limited
Neame Sutton
Fortress Land
Aecom
CDS Planning and Development Consultants
Gladman Developments
Lambert Smith Hampton
Stuart Robinson Consultancy
Senior Planning Manager Durkan Estates Ltd
TLC Group
Herts Garden Trust
Town Planning Manager Cellnex UK
Chairman Potters Bar Society
Urban and Civic Tyttenhanger Ltd
DLA Town Planning Ltd
Warner Planning
Aylward Planning
Gladman
Gascoyne Cecil estates ltd
Director BNP Paribas Real Estate
Senior Director Tetlow King Planning
Strutt and Parker LLP
Carter Jonas LLP
Phillips Planning Services Ltd
DPDS Consulting
Director Planning Works Ltd

Director Armstrong Rigg
Wakelin Associates
Planning consultant Smith Jenkins
Blue Sky Planning
Indigo Planning
Rapleys LLP
GR Planning
Robin Bretherick Associates
SSA Planning
Planning Consultant Cliff Walsingham & Company
Senior Director RPS Planning and Development Ltd
Barker Parry
Woolf Bond Planning LLP
HGH Planning and Development Services
Pravin PPML Consulting Ltd (on behalf of Annington Developments Ltd)
Bell Cornwell
Bidwells
Director AKT Planning and Architecture
DLA Town Planning
Quod Consultancy
Turley Associates
Hertford Planning Service
Apcar Smith Planning
Planning Potential
Phillips Planning Services Ltd
Fisher German
Parks Project Officer Hertsmere Borough Council - Parks
Richard wall
Development Consultant Hightown Housing Association
Development Surveyor Tarmac Trading Ltd
Darren Andrews Homes
DGH Realty Group
Segro
King and Company
Director Abbey Homes (London) Ltd
Sworders
Home Builders Federation
Head of Development Hightown Housing Association Ltd
Howard Cottage Housing
Irish Centre Housing
Pineridge Housing Association
Chairman Darnhills Ltd
Wall Hall Management Company
KJD Solicitors
RG+P

Raine and Co.
Chris Thomas Ltd
Jennifer Lampert Associates Ltd
Stewart Ross Associates
St Modwen PLC
Heronlea Group
Senior Design and Planning Manager Barratt North London
Dandara Group Holdings Ltd.
Planning and Development Manager Tesni Properties Limited
TLC Group
Dowsett Mayhew Planning Consultants
Daniel Watney
Sirius Planning
Strutt and Parker LLP for Royal Masonic Trust
Rumball Sedgwick Chartered Surveyors
Planning Consultant to Crown Estate Savills
Lambert Smith Hampton
PPML
Preston Bennett Planning
Woolf Bond Planning LLP
Senior Planning Manager Catesby Estates Plc

**Local communities, Parish Councils and Interest Groups**

Smallford Residents' Association
North Mymms District Green Belt Society
NW LONDON RSPB GROUP
Herts and Middlesex Badger Group
Herts Wildlife Monitors
Vice Chairman GAAC The General Aviation Awareness Council
Neighbourhood Planning
Royds Residents Association
Letchmore Heath Village Trust
Footpaths Secretary Ramblers Association
Bushey Forum
Planning & Conservation Officer Hertfordshire Gardens Trust
Chairman RSGBA
Development Co-ordinator Herts & Middx Badger Group
Open Spaces Society
Chairman North Mymms District Green Belt Society
Grosvenor Road Residents
chairman elstree screen heritage
Head of Network development Sustrans
Chairman Campaign for Real Ale (Watford & District Branch)
Herts & Middx Butterfly Conservation

Harris Lane Co-ordinator Save Our Shenley
Chair Little Bushey Community
Principal Elstree Screen Arts Academy
Access Officer, Hertsmere British Horse Society
Chair, South Herts Living Streets Group Living Streets
National Planning Adviser Theatres Trust
Volunteer Local Footpath Secretary, South Mimms Ramblers Association
Chair Herts and Middlesex Badger Group
CPRE
Planning Assistant Bewley Homes PLC
Leader Little Heath Action Group
Aldenham PC
Watford Community Housing Trust
The Gardens Trust
NIBSC Operations Division National Institute for Biological Standards
Community Learning Disabilities Service (ACS)
London Essex and Hertfordshire Amphibian & Reptile Trust
Haydon Hill House (Garden Association) Ltd
Hertsmere Leisure Trust
Gate Herts
Elstree and Borehamwood Green Belt Society
Open Spaces Society
Planning Manager CPRE Hertfordshire
Elstree and Borehamwood Residents Association
Maxwell Park Community Centre
Mill Hill Neighbourhood Forum
Warren Estate Residents Association
Showmen's Guild of Great Britain (London Section)
The Woodland Trust
The Gardens Trust
Access & Bridleways Officer British Horse Society
Planning Adviser Theatres Trust
Showmen's Guild of Great Britain (East of England Section)
Woodland Trust
Forestry Commission
East Region Access Field Officer The British Horse Society
Climate Programme Officer and Researcher ClientEarth
Friends, Families and Travellers,
Bushey Museum Property ~Trust
Star Pubs
Club Engagement Manager
Agrivert
North Mymms PC
Hadley Wood NP
Chair Save Clarendon Park

Mobile Operators Association
Planning and Biodiversity Manager Herts Middx Wildlife Trust
Hertsmere Together
Herts Garden Trust
Bushey Youth and Community Centre
Watford and District Talking Newspaper for The Blind
North Herts and Stevenage Community and Voluntary Service
Watford and Three Rivers Trust
The Haberdashers' Aske's Boys' School
Herts Chamber of Commerce
Hertfordshire LEP
Conservation Officer for Essex, Beds & Herts RSPB
Minister International Christian Fellowship
Catholic Parishes of Borehamwood Diocese of Westminster
United Synagogue (3 Congregations) Elstree and Borehamwood, Bushey and District, Radlett
Hertsmere Forum of Faiths
Shenley Neighbourhood Plan Steering Group
Committee Member Letchmore Heath Village Trust
Golfwatch residents association
committee Royds Conservation Residents Association
Hon. Secretary Hertfordshire Natural History Society
Chairman Elstree and Borehamwood Residents Association
Representative St Albans Footpaths Society
Chair The Barnet Society
Committee Member RAID Residents Against Inappropriate Development
Little Bushey Community
The Radlett Society & Green Belt Association
Bushey and District Footpaths Association
Aldenham Country Park Trust
Salvation Army
Friends of Bushey Rose Garden
Parks Department
Welwyn Hatfield Community and Voluntary Service
Harrow Nature Conservation Forum
Stanmore Common Warden
Watford Chamber of Commerce and Industry
Potters Bar Society
Manager Bushey Heath Residents Association
Little Heath Action Group
North Mymms District Green Belt Society
Bushey Hall Park Residents Association
Campaign for Colney
Allum Lane Fields Association ALFA
Herts and Middlesex Wildlife Trust
Age UK Hertfordshire

Planning Officer Aldenham Parish Council
Elstree and Borehamwood Town Council
Clerk Ridge Parish Council
Clerk Colney Heath Parish Council
Clerk North Mymms Parish Council
Clerk Shenley Parish Council
Clerk St Stephens Parish Council
Clerk Aldenham Parish Council
Clerk London Colney Parish Council
Clerk South Mimms Parish Council
Shenley Parish Council & Shenley Neighbourhood Plan Steering Group
Watford Rural Parish Council
Clerk South Mimms Parish Council
Secretary Heath-Ways Residents Association
Aldenham Renaissance Community Interest Company
Chairman ACPT Ltd
Director TSG Building Services plc

### Local Enterprise Partnerships

Herts LEP
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### Local businesses

Winkworth
Wyevale Garden Centres Ltd.
Lumleys Estate Agents
Open Estates
Simmons Estates
Village Estates
Hobdays
Churchills
Statons
Russel Lewis
Abaco
Morris & Joel
Squires Estates
Bowmans Leisure Ltd
Porters Park Golf Club

## APPENDIX 6: CALL FOR SITES QUESTIONNAIRE



### Local Plan Call for Sites 2022 Site Questionnaire

Hertsmere Borough Council is reviewing its Housing and Economic Land Availability Assessment (HELAA) to identify land available for potential future housing and economic development sites to inform the preparation of its new Local Plan. The Council is also identifying sites for other land uses.

To assist in determining whether sites are potentially available, suitable or achievable for housing, economic development, or any other land use, please complete and return this questionnaire in full if you are putting forward a new site for consideration or there have been significant changes to a site previously promoted. The following land uses will be considered:

1. **Residential development** including:
  - Sites that are capable of delivering five or more dwellings; or
  - Specialist care (including C2 residential institutions);
  - Sites that are capable of delivering five or more self and custom build homes;
  - 100% affordable homes (no minimum yield threshold)
  - Permanent or transit accommodation for Gypsies, Travellers and Travelling Showpeople
2. **Economic development.** Sites should be at least 0.25ha in size or capable of accommodating 500m<sup>2</sup> of floorspace and either for (1) offices, industrial, storage, distribution or other land uses which are currently defined in [Policy CS10 of our Core Strategy](#) or (2) other employment generating development.
3. **Renewable energy** (non domestic scale projects)
4. **Biodiversity Net Gain** offsetting
5. **Flood risk management**
6. **Other green/blue infrastructure**

If you have previously submitted details of the site following a previous call for sites and there are no significant changes or new technical work to report, you should only complete sections 1, 2 and 3.



### **HOW TO SUBMIT**

**Deadline:** Completed questionnaires should be returned by email to [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk) by midday on Thursday 22<sup>nd</sup> December. Responses for new sites received after this date cannot be guaranteed for consideration within the HELAA.

**File size limit:** If you are sending large attachments, please either send the information in separate emails which do not exceed 10mb in size or if this is not possible, you should use our secure file transfer site. Details of this are available on request.

Please use a separate form for each site submitted. You should also include a plan clearly identifying the site boundary in red.

Please note that information on sites considered through the land availability assessment process will be openly available to the public and the information submitted will NOT be treated as confidential. (Refer to our Data Protection Statement below)

### **DISCLAIMER**

**Inclusion in and assessment through this process, including through any update of the Housing and Economic Land Availability Assessment (HELAA), does not guarantee planning permission for nor imply the designation or allocation of any site for development.**

## 1. CONTACT DETAILS

### **Proposer details (required):**

*Name:* Click or tap here to enter text.

*Address:* Click or tap here to enter text.

*Postcode:* Click or tap here to enter text.

*Tel no:* Click or tap here to enter text.

*Email address:* Click or tap here to enter text.

### **Agent's details: (if applicable)**

*Main contact's name:* Click or tap here to enter text.

*Organisation/ company:* Click or tap here to enter text.

*Address:* Click or tap here to enter text.

*Postcode:* Click or tap here to enter text.

*Tel no:* Click or tap here to enter text.

*Main contact's email address:* Click or tap here to enter text.

## 2. OWNERSHIP

*a) Are you (or is your client) the landowner?*

Yes

No

*b) Are you (or is your client) the sole or part owner of the land? If you are a part owner, please name the other owners and your relationship to them.*

Click or tap here to enter text.

*c) What is your or your client's interest in the land?*

Click or tap here to enter text.

*d) If you are (or your client is) not the landowner, please provide details of your interest in the land.*

Click or tap here to enter text.

*e) If you are (or your client is) not the landowner and are able to provide landowner information, please provide this here.*

Click or tap here to enter text.

### 3. SITE DETAILS

**Please include a plan clearly showing the exact location, and boundaries (marked in red) of the site. Forms submitted without a site plan will not be considered.**

Site address including postcode:

Click or tap here to enter text.

OS grid reference (if known):

Click or tap here to enter text.

Site area (hectares):

Click or tap here to enter text.

Land ownership (if you are not the owner):

Click or tap here to enter text.

Has the site been promoted through a previous call for sites? (if Yes, please state the year)

Yes  Click or tap here to enter text.

No

If the site been promoted through a previous call for sites, are there any significant changes to report or updated technical information available? (if you answer No, there is no need to complete the remainder of this form. If Yes, please provide details and/or attach technical reports)

Yes Click or tap here to enter text.

No

N/A

Would the landowner consider a smaller part of the site in the event the full site area submitted is determined not to be deliverable or developable for the draft Local Plan?

Yes

No

Does the site form part of a wider landholding or estate within the borough? (please provide a map showing this)

Yes

No

### 4. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Click or tap here to enter text.

b) When did this use commence?

Click or tap here to enter text.

*c) What was the site used for prior to the current use?*

Click or tap here to enter text.

*d) If the site is currently occupied by another individual or organisation, please describe their status (e.g. tenant, leaseholder) and the expected duration of this arrangement.*

Click or tap here to enter text.

*e) Please describe the overall level of occupancy:*

Click or tap here to enter text.

*f) Is your proposal for a single use?*  Yes

No

*g) Is your proposal for a mixed use scheme*

Yes

No

*f) What is the proposed use of the site? (i.e. residential, employment, mixed use)*

Click or tap here to enter text.

*g) Does the site currently have planning permission and if so, would this form the basis of what you intend to deliver on the site?*

Click or tap here to enter text.

*h) Has the site been subject to any pre-application work or previous Local Plan work with the Council which is able to be included when considered as part of the HELAA? (technical information used in assessing sites for the HELAA cannot be treated as confidential)*

Yes  Click or tap here to enter text.

No  Click or tap here to enter text.

*i) If the site has a recently lapsed planning permission*

*(i) please clarify why the permission has been allowed to lapse*

Click or tap here to enter text.

*and*

*(ii) do you intend to reapply for a similar scheme which delivers the same amount of development*

Click or tap here to enter text.

## 5. SITE PROPOSALS

### A. RESIDENTIAL

a) What type(s) of residential development do you envisage? Types of residential include houses, flats, specialist or supported housing, 100% affordable housing, self and custom build homes, permanent or transit gypsy and traveller pitches or travelling showpersons plots) Please state approximate proportion of each type, if known.

Click or tap here to enter text.

b) How many dwellings / units would you envisage on the site?

Click or tap here to enter text.

c) If proposing self or custom-build plots, how many would you envisage on the site?

Click or tap here to enter text.

d) If proposing Gypsy and Traveller pitches or Travelling Showpeople plots, how many would you envisage on the site?

Click or tap here to enter text.

### B. ECONOMIC DEVELOPMENT

a) Is the site being promoted for land uses and activities within those defined by [Policy CS10](#) of the Core Strategy?

Yes

No

If Yes, please answer b) to f). If no, please answer g) to i)

b) Provide a description of the type(s) of economic development you would envisage (e.g. offices, workshops, light industrial units, warehousing etc.)?

Click or tap here to enter text.

c) Please provide approximate amount of each development type (measured in square metres)

Click or tap here to enter text.

d) Has there been interest in the site from any other developer and/or future site occupier (provide details)?

Click or tap here to enter text.

e) Has a developer or you already taken steps toward bringing forward the site for economic development? (if yes, please give details)

Click or tap here to enter text.

f) How many permanent jobs might be created as a result of development of the site

Click or tap here to enter text.

*g) Provide a description of the primary land use you are proposing (e.g. retail, leisure)  
Click or tap here to enter text.*

*h) Please provide approximate amount of development (measured in square metres)  
Click or tap here to enter text.*

*i) Has there been interest in the site from a future site occupier (provide details)?  
Click or tap here to enter text.*

**C. RENEWABLE ENERGY (NON-DOMESTIC SCALE PROJECTS)**

*a) Provide a description of the type(s) of renewable energy generation, storage or other infrastructure you would envisage (e.g. solar, wind turbine etc.)  
Click or tap here to enter text.*

*b) If you have additional technical information, such as a Landscape and Visual Impact Assessment, please provide details and attach to this form.  
Click or tap here to enter text.*

*c) Please provide approximate amount of each type of renewable energy (please include the number of units)  
Click or tap here to enter text.*

*d) For wind turbines, please state the proposed height and energy output (measured in kW)  
Click or tap here to enter text.*

*e) If known, please confirm whether the site has the ability to connect to the grid in terms of proximity to, and capacity of nearest substation or transmission line.  
If 'no' please provide further details.*

Yes

No

Click or tap here to enter text.

*f) Would the structures associated with renewable energy generation be permanent or for a fixed number of years?  
Click or tap here to enter text.*

**D. BIODIVERSITY NET GAIN (BNG) OFFSETTING**

*a) Do you have land available which may be suitable for the provision of BNG to secure overall biodiversity improvements following development elsewhere in the borough? Provide a description of the existing habitat(s) present  
Click or tap here to enter text.*

*b) When would the land be available for BNG?  
Click or tap here to enter text.*

*c) Biodiversity Net Gain must be secured for at least 30 years. Are you able to secure the land for BNG for this period of time? (If yes, provide details of how this will be achieved)*

Click or tap here to enter text.

d) *If known, please outline your intentions for habitat enhancement or creation on the site to deliver an uplift in biodiversity credits.*

Click or tap here to enter text.

e) *If you have additional technical information, such as a BNG Metric assessment, please provide details and attach to this form.*

Click or tap here to enter text.

#### **E. FLOOD RISK MANAGEMENT**

a) *Do you have land available which may be suitable and permanently available for natural flood risk management? (e.g. flood storage areas, river restoration, woodland creation) If yes, provide details.*

Click or tap here to enter text.

b) *If known, please outline how the land could be utilised for natural flood risk management.*

Click or tap here to enter text.

c) *If you have already considered making the land available for flood risk management in connection with development proposals nearby, please provide details.*

Click or tap here to enter text.

#### **F. OTHER GREEN/BLUE INFRASTRUCTURE**

a) *Do you have land available which may be suitable for other green / blue infrastructure including for SUDS, Carbon Offsetting and Public Open Space? If yes, provide details.*

Click or tap here to enter text.

### **6. SITE AVAILABILITY**

a) *If promoting land for development, when do you consider the site will be available? (Please select the option that applies)*

- Within 5 years
- Within 6 – 10 years
- Within 11-15 years
- Unknown
- No current plans to convert existing buildings or redevelop the site

b) *On what grounds is this assessment based?*

Click or tap here to enter text.

### 7. ECONOMIC VIABILITY

a) *If promoting a site for development, has there been interest in the site from any other developer or other parties?*

Yes Click or tap here to enter text.

No Click or tap here to enter text.

b) *If promoting a site for housing, have you, a developer or other party already taken steps toward developing the site? (If yes, please give details)*

Yes Click or tap here to enter text.

No Click or tap here to enter text.

c) *Are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development? (Please give details)*

Yes Click or tap here to enter text.

No Click or tap here to enter text.

### 8. SITE CONSTRAINTS (Please give as much detail as possible if any of the following affect the site – please continue on additional sheets if necessary)

<p>a) <i>Are there any contamination/ pollution issues (e.g. previous hazardous land uses)</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>b) <i>Are there any landscape, heritage, environmental and biodiversity constraints? (e.g. Tree Preservation Orders, SSSIs, Listed Buildings)</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>c) <i>Are there any flooding and drainage issues?</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>d) <i>Are there any topography or ground conditions affecting the site? (e.g. land levels, slopes, etc.)</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>e) <i>Are there any utility services constraints (e.g. access to mains electricity, gas, water, drainage etc.)</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>f) <i>Are there any legal issues? (For example, restrictive covenants or multiple ownership/titles affecting the site)</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>



<p><i>g) Are there any access constraints? Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</i> Click or tap here to enter text.</p> <p><i>If no please provide details of how the site could be accessed. (Without this information the site will not be considered to be deliverable).</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p><i>h) Are there currently infrastructure constraints in the local areas? (e.g. the local schools, doctors, are at capacity; or there is limited public transport services serving the site)</i></p> <p>Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p><i>i) Are there any neighbouring or nearby land uses that may affect the proposed uses?</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p><i>j) Are there any other costs or constraints affecting the site?</i> Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

## 9. ADDITIONAL INFORMATION

*Is there any other information regarding the site of which we should be aware? (if yes, please provide details)*

No

Yes Click or tap here to enter text.

## 10. OFFICER SITE VISIT

*A planning officer may require access to the site to undertake an assessment. The site visit does not need to be accompanied by the landowner unless this is required for reasonable access to the site, or specifically requested by the landowner or their representative. Please provide necessary details below.*

*Is it necessary for any officer site visit to be accompanied?*

No

Yes

Click or tap here to enter text.

*Contact details for arranging site visit*

Click or tap here to enter text.

*Are there any obstacles to gaining access on a site visit? Please give relevant details*

Click or tap here to enter text.

## DATA PROTECTION STATEMENT

The information collected in this response form will be used by HBC as part of its public duty to inform the local plan making process and in addition, the brownfield register. This information will then be retained until it is superseded.

By responding you are accepting the information within your response may be made available to the public. Any personal information provided (name, addresses, phone numbers, email addresses and contact details) will not be made public. Your personal information may be passed to other statutory bodies or formally constituted plan making bodies (such as a parish council) where such bodies are using the evidence base for the purposes of their plan making. Please let us know if you NOT wish your information to be shared in this way.

You may ask us to remove your personal data from at any time, To do this please contact the HBC Local Plan team using the details below.

Information held by HBC may be subject to release under the Freedom of Information Act. If any information included is sensitive and you would like to have the opportunity to object to its release in the event of a Freedom of Information request, please contact us.

Further details on how we manage your information, including your rights under the GDPR, are available on our website:

<https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Planning-Consultations/Privacy-Policy.aspx>

Please tick here to confirm you have read and agree to submit your information in accordance with the disclaimer and data protection statement.

Yes

Print name: [Click or tap here to enter text.](#)

Date: [Click or tap here to enter text.](#)

## FINALISING YOUR SUBMISSION

As a reminder, before finalising your submission, please check you have addressed the following:

- A separate form must be completed for each site you put forward
- Please complete as many parts of the form as possible
- A map is required at suitable scale, showing the accurate boundary of the site. If the site is owned by multiple owners, this should be shown on the map
- If the site forms part of a wider landholding within the borough, please provide a map showing this

If you require any further assistance completing this form please contact the Planning Policy Team on 020 8207 2277 or email [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk).

## APPENDIX 7: CONVERSION OF EXISTING BUILDINGS FOOTPRINTS ON GREEN BELT SITES INTO DWELLING YIELD

The footprint of existing buildings on sites within the Green Belt was used to guide an assessment of what might be suitable under paragraph 145 of the NPPF which allows for: limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would reuse previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The total footprint was divided by the equivalent footprint of a typical 1 bed flat, 2 bed flat, 3 bed house or 4 bed house, which was derived from the upper end of the nationally described space standard for those unit sizes. The footprint also includes an additional allowance for garaging and for flats, for communal areas and balconies. Sites were assumed to be capable an equal mix of dwelling types although sites in less accessible rural locations, where flatted development is less likely, were limited to 3 bed and 4 bed houses only.

Where current previously developed land contains only storey structures, an assumption is made that development will not exceed two storeys in height, recognising that schemes may involve one floor of accommodation being within the roof space in order to not have a greater impact on Green Belt openness.

The conversion of existing footprints into dwellings yield should not be taken as the basis for what would receive planning permission. The consideration of impact on openness can take account of a range of factors. However, for the purposes of this HELAA, the approach in the table below is considered to provide an appropriate benchmark for what might come forward on sites within the overall parameters set by paragraph 145 of the NPPF.

Dwelling type	Gross internal floor area	Additional 20% for communal areas (flats)	Balcony(ies) footprint (5sq m)	Additional allowance for garaging (houses)	Floor area per unit	Total footprint per unit (2 floors)*	Total footprint per unit (3 floors)
1b flat	58 sq. m	10 sq. m	5 sq. m	n/a	73sq m	<b>37 sq. m</b>	<b>24 sq. m</b>
2b flat	79 sq. m	13 sq. m	10 sq. m	n/a	102 sq. m	<b>51 sq. m</b>	<b>34 sq. m</b>
3b house (2 storeys)	102 sq. m	n/a	n/a	18	120 sq. m	<b>69 sq. m</b> (50% of GIA + garaging)	<b>n/a</b>
4b house (2 storeys)	124 sq. m	n/a	n/a	18	142 sq. m	<b>80 sq. m</b> (50% of GIA + garaging)	<b>n/a</b>

\*One floor may comprise upper floor accommodation within roof space

**APPENDIX 8: INDIVIDUAL SITE ASSESSMENTS (separate PDF)**